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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

19 SEP 2016

RMO - 1190186/16
M.V - 2448944/-

THIS DEED OF CONVEYANCE made this 14th day of September Two Thousand and Sixteen **BETWEEN SAMIR KUMAR GUPTA (also known as Samir Gupta)** son of Shri Ramesh Kumar Gupta (also known as Ramesh Gupta) residing at 112,

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Jo 200/-
Jo 50/-
Jo 300/-

62484

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 4 Hare Street,
Kolkata - 700001

NAME.....
ADD.....
Rs.....
28 JUL 2016
SUPANJAN MUKHERJEE
Licensee Stamp Vender
C. C. Court
Road, Kol-1

28 JUL 2016

28 JUL 2016

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Identified by me
Sushmita Karmakar (Guha)
d/o - Shib Sankar Guha
Pingaparna, P.O. Pingaparna
P.S - Jagaddal, Pin - 743129.
Private Service -

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Makramol Lohiya Lane- 4 Salkia, as per Identity Card issued by the Election Commission of India but actually known as 112, Matrumal Lohai Lane, Salkia, Police Station Malipanchghara, Post Office Salkia, Howrah 711106, having PAN - ADOPG8721B, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART AND (1) SIDDHIVINAYAK REALCON LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN ACWFS1807P and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner, Piyush Beriwal son of Sanjay Kumar Beriwal of CD-205, Sector – I, Salt Lake City, Kolkata-700064, Police Station Bidhan Nagar Post Office Salt Lake CC Block, having PAN:ALUPB4075D, **(2) JAIVIN REALTORS LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AALFJ2694N and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner the said Piyush Beriwal, **(3) JAIVIN BUILDERS LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AALFJ2693M and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner, the said Piyush Beriwal, **(4) ORCHID ABASAN LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AAEFO4683P and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner, the said Piyush Beriwal, **(5) SKYLIMIT COMMERCE LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN ACWFS1344M and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner, the said Piyush Beriwal and **(6) RAYLON VINIMAY PRIVATE LIMITED,** a Company incorporated under the Companies Act, 1956, having PAN AACCR1800L and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata–700071 and represented by its Director, the said Piyush Beriwal all hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include insofar as the Company amongst them are concerned its successors or successors-in-office, successors-in-interest and/or assigns and insofar as the Limited Liability Partnerships amongst them

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are concerned their partners for the time being and also their respective successors or successors-in-office, successors-in-interest and/or assigns) of the **OTHER PART:**

WHEREAS:

A. One Seth Madan Gopal Bagla for self and as Karta of his Hindu Undivided Family was seized and possessed of and/or sufficiently entitled to **ALL THAT** messuages tenements hereditaments residential and other buildings and premises **TOGETHER WITH** piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 51 Cottahs 13 Chittacks 22 Square feet more or less situate lying at and being the whole of municipal holding/premises no. 160 J. N. Mukherjee Road, Howrah comprised in the entire R.S Dag Nos. 297, 298 and 299 recorded in R.S. Khatian No.148 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara, District Howrah) hereinafter referred to as **"the Larger Property"**. The name of the said Madan Gopal Bagla was duly recorded in the Records of Rights published under the Revisional Settlement in respect of the Larger Property.

B. The said Hindu Undivided Family of Seth Madan Gopal Bagla consisting of himself as Karta, his wife Sm. Shakuntala Devi Bagla and his son Pradeep Kumar Bagla was dissolved and the several joint family properties, assets, and business owned or held by it in Howrah, Hathras (Uttar Pradesh) and elsewhere (which, inter alia, included the Larger Property) were distributed amongst the Seth Madan Gopal Bagla, Shakuntala Devi Bagla and Pradeep Kumar Bagla by their mutual consent by way of family settlement on or about 23rd October 1965.

C. While thus being seized and possessed of their respective allotments as exclusive owners of their respective allotted properties, the said Pradeep Kumar Bagla and Shakuntala Devi Bagla filed a suit being Suit No. 54 of 1966 before the Ld. Court of Civil Judge at Aligarh against Madan Gopal Bagla, inter alia, praying for declaration of their absolute ownership in the their respective properties out of the joint family properties so partitioned (which inter alia included the Larger Property) and for other relief.

D. By Judgment dated 1st October 1966 and Decree dated 12th October 1966 passed in the said Suit No. 54 of 1966 by the Ld. Civil Judge at Aligarh, it was decreed on compromise between the parties to the said Suit that the said Shakuntala Devi Bagla acquired and was the sole and absolute owner of the Larger property in its entirety.

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E. The said Sm. Shakuntala Devi Bagla mutated her name in the records of the Howrah Municipal Corporation wherein the Larger Property was split into and assessed as several municipal numbers being municipal holding/premises Nos. 160, 160/1, 160/2, 160/3, 160/4, 160/5, 160/6 and 160/7, J.N Mukherjee Road, Howrah.

F. The said Sm. Shakuntala Devi Bagla a Hindu governed by the Mitakshara School of Hindu Law died on 13th February 2005 after making and publishing her Last Will and Testament dated 7th November 2001 whereby and whereunder she appointed her said son Pradeep Kumar Bagla as the Sole Executor and gave devised and bequeathed the Larger Property to her grand daughter-in-law namely Praneeta Bagla absolutely and forever.

G. The said Pradeep Kumar Bagla as Sole Executor appointed by the said Will of Shakuntala Devi Bagla applied for Probate in respect of the said Will before the District Delegate at Howrah wherein the said Will was proved and Probate was granted to him in Probate Case No.14 of 2008 by the District Delegate at Howrah on 4th August, 2009.

H. The said Pradeep Kumar Bagla, as such Sole Executor by his acts assented and consented to the bequests made in the said Last Will and Testament dated 7th November 2001 and made over and delivered the Larger Property to the said Praneeta Bagla who became the sole and absolute owner thereof.

I. The said Praneeta Bagla from time to time for valuable consideration sold and transferred the Larger Property in different parts and portions to different persons by 19 several sale deeds as follows:-

Sl no.	**Particulars of sale deed**	**Property sold**	**Municipal holding/premises number**	**Area of land**	**Area in Satak**
1	Sale Deed dated 8th April 2011 registered with the Additional	Portion of land	160	1 Cottah 6 Chittack 10	2.29

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	District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5442 to 5460 Being No.2201 for the year 2011 between Praneeta Bagla as Vendor and one Amit Todi as Purchaser.	and building/ structures		Square feet more or less	
2.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 1815 to 1833 Being No.2194 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	160 (part) now 160/ A	1 Cottah 5 Chittack 35 Square feet	2.25
3	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages 3165 to 3183 Being No.2186 for the year 2011 between Praneeta Bagla as Vendor and one Kalpana Gupta as Purchaser.	Portion of land and building/ structures	160/1	3 Cottah 8 Chittack 4 Square feet	5.79
4.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3311 to 3331 Being No.2197 for the year 2011 between Praneeta Bagla as Vendor and one Kalpana Gupta as Purchaser.	Portion of land and building/ structures	160/2	2 Cottah 12 Chittack 34 Square-feet	4.62
5.	Sale Deed dated 8th April 2011 registered with the Additional	Portion of land	160/3	2 Cottah 8 Chittack 43	4.23

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	District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4342 to 4360 Being No.2182 for the year 2011 between Praneeta Bagla as Vendor and one Devendra Kumar Drolia as Purchaser.	and building/ structures		Square feet	
6.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4285 to 4303 Being No.2191 for the year 2011 between Praneeta Bagla as Vendor and one Devendra Kumar Sharma as Purchaser.	Portion of land and building/ structures	160/3 (part) now 160/3 /1	2 Cottah 10 Chittack 44 Square feet	4.44
7.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3941 to 3959 Being No.2188 for the year 2011 between Praneeta Bagla as Vendor and one Binay Chaudhary as Purchaser.	Portion of land and building/ structures	Undi vided one-half share in 160/4	Undivided 3 Cottah out of 6 Cottahs	4.96
8.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3922 to 3940 Being No.2189 for the year 2011 between Praneeta Bagla as Vendor and one Binay Chaudhary as Purchaser.	Portion of land and building/ structures	Undi vided one-half share in 160/4	Undivided 3 Cottah out of 6 Cottahs	4.96
9.	Sale Deed dated 8th April 2011	Portion	Undi	Undivided 3	6.1

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	registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3146 to 3164 Being No.2181 for the year 2011 between Praneeta Bagla as Vendor and one Ramesh Kumar Gupta as Purchaser.	of land and building/ structures	vided one-half share in 160/5	Cottah 10 Chittack 39 Square feet out of 7 Cottah 5 Chittack 32 Square feet	
10.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3291 to 3310 Being No.2196 for the year 2011 between Praneeta Bagla as Vendor and one Ramesh Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undi vided one-half share in 160/5	Undivided 3 Cottah 10 Chittack 38 Square feet out of 7 Cottah 5 Chittack 32 Square feet	6.1
11.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2154 to 2172 Being No.2199 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undi vided one-half share in 160/6	Undivided 1 Cottah 14 Chittack 38 Square feet out of 3 Cottah 13 Chittack 31 Square feet	3.19
12.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2234 to 2252 Being No.2200 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undi vided one-half share in 160/6	Undivided 1 Cottah 14 Chittack 38 Square feet out of 3 Cottah 13 Chittack 31 Square feet	3.19
13.	Sale Deed dated 8th April 2011 registered with the Additional	Portion of land	160/7 (part)	Divided and demarcated	3.3

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	District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2215 to 2233 Being No.2184 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	and building/ structures	now 160/7 /1	2 Cottah	
14.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 8 Pages. 5292 to 5310 Being No.2183 for the year 2011 between Praneeta Bagla as Vendor and one Krishan Gopal Chaudhary as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Divided and demarcated 2 Cottah 15 Chittacks 23 Square feet	4.91
15.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 8 Pages. 5182 to 5200 Being No.2198 for the year 2011 between Praneeta Bagla as Vendor and one Amit Todi as Purchaser.	Portion of land and building/ structures	160/7 (part)	Divided and demarcated 3 Cottah 7 Square feet	4.97
16.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4304 to 4322 Being No.2192 for the year 2011 between Praneeta Bagla as Vendor and one Sangita Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 3 Cottah 8 Square feet (subsequently divided as recited herein after)	4.98
17.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in	Portion of land and	160/7 (part) now	Undivided 2 Cottah 15 Chittacks 22	4.90

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	Book I CD Volume No. 14 Pages. 5461 to 5479 Being No.2190 for the year 2011 between Praneeta Bagla as Vendor and one Dinesh Kumar Choudhary and Ramesh Kumar Choudhary as Purchasers.	building/ structures	160/7 /1	Square feet	
18.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5934 to 5952 Being No.2193 for the year 2011 between Praneeta Bagla as Vendor and one Raman Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 2 Cottah 13 Chittacks 22 Square feet	4.70
19	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5915 to 5933 Being No.2195 for the year 2011 between Praneeta Bagla as Vendor and one Mina Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 2 Cottah 13 Chittack 22 Square feet	4.70

J. The name of the Vendor has been mutated in the records of the Howrah Municipal Corporation in respect of the Said Property which now comprises in the entire municipal holding/premises No. 160/A J.N Mukherjee Road, Howrah.

K. As stipulated in Serial No. 2 of the above table under Recital I above, by the Sale Deed mentioned therein, the Vendor hereto for the consideration therein mentioned purchased **ALL THAT** messuages tenements hereditaments buildings and premises **TOGETHER WITH** piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 1 Cottah 5 Chittack 35 Square feet more or less situate lying at and being the entirety of municipal holding/premises no. 160/A J. N. Mukherjee Road, Howrah morefully and particularly mentioned and described in the **SCHEDULE**

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hereunder written and hereinafter referred to as "the **said Property**" together with all easements, appendages and appurtenances thereof absolutely and forever.

L. The Vendor is seized and possessed of and well and sufficiently entitled to, as the sole and absolute owner of the said Property and the name of the Vendor has been accepted as Raiyat and Certification of Mutation has been issued to the Vendor under the West Bengal Land Reforms Act, 1955 and the name is recorded under L.R Khatian No.372 and the Vendor is paying Khajana to the Government of West Bengal and is also paying tax to the Howrah Municipal Corporation in respect of the said Property.

M. The name of the Vendor herein has been mutated in the Records of the Howrah Municipal Corporation in respect of the said Property;

N. The said Property is occupied by one Sushmita Karmakar (Guha)as monthly premises tenant at a monthly rental of Rs.200/-.

O. The Vendor has approached the Purchasers to purchase **ALL THAT** the said Property (containing a land area of 1 Cottah 5 Chittack 35 Square feet more or less) and all easements, appendages and appurtenances thereof free from all encumbrances mortgages charges leases tenancies occupancy rights liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant and in connection with the same, the Vendor has made the following representations and assurances to the Purchasers which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

(i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant. There are however no rent control proceeding or litigation with the tenant at present;

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(ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchasers;

(iii) That there shall be no objection on the part of the Vendor in mutation of the name of the Purchasers as owner of the said Property in the records of the Howrah Municipal Corporation and/or in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;

(iv) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;

(v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the Urban Land (Ceiling & Regulation) Act, 1976 or West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;

(vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;

(vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore.

(viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

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(ix) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

P. The Vendor has contracted with the Purchasers for sale and Purchasers have agreed to purchase the said Property and all easements, appendages and appurtenances thereof free from all encumbrances mortgages charges leases tenancies occupancy rights liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant at or for a total consideration of Rs.34,44,999/- (Rupees thirty-four lacs forty-four thousand nine hundred ninety-nine) only.

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.34,44,999/- (Rupees thirty-four lacs forty-four thousand nine hundred ninety-nine) only by the Purchasers to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured by the Vendor or expressed or intended so to be unto and to the Purchasers) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the messuages tenements hereditaments residential building and premises together with the piece or parcel of land thereunto belonging whereon the same is erected and built containing an area of 1 Cottah 5 Chittack 35 Square feet more or less situate lying at and being entirety of municipal holding/premises No. 160/A J.N Mukherjee Road, Howrah -711106, under Ward No. 4 of Howrah Municipal Corporation comprised in R.S and L.R Dag No. 298 recorded in R.S. Khatian No.148 and L.R Khatian No.372 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **TOGETHER WITH** all and singular the tangible and intangible assets gates, staircase, roof, compounds, boundary walls, areas, sewers, ways, paths, passages, pathways, water tanks, trees, water including municipal water, water courses, lights, electricity, water, drainage, sewerage and all other connections and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever

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belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof **AND** all the estate right title interest use trust property claim easements quasi easements privileges and demand whatsoever both at law or in equity of the Vendor and each of them into out of or upon the said premises and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** common ownership and enjoyment of any passage at or for the said Property and all share, right, title and interest of the Vendor in the same **AND TOGETHER WITH** the benefit of all arrear rent, security deposit and other charges for any period prior to the date of execution hereof paid or payable by the Tenant or recoverable or realizable from any controller or other authority with full free and unfettered authority and right to enforce exercise or continue all actions or proceedings against the Tenant and to take any steps in respect of any past, present or future act or omission or default on breach of the Tenant **AND TOGETHER WITH** all legal incidence thereof **AND TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lis pendens attachments debuttars trusts claims demands acquisition requisition alignment claims demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

(i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary the Vendor has been lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold

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conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** 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 whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents.

(iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights liens attachments restrictive covenants lispendens uses debutters trusts prohibitions claims demands 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 his predecessors-in-title.

(v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges

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leases tenancies occupancy rights restrictions restrictive covenants liens attachments lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant.

(vi) **AND THAT** the Vendor and his all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for her or her predecessors in title shall from time to time at all requests of the Purchasers do and execute or cause to be done and executed all such further acts deeds and things as may reasonably be required by the Purchasers for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid.

III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS as follows:-

a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against them for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any Acts for the time being in force.

b) **AND THAT** the Vendor has not taken any security deposit or advance from the tenant nor any rent is due and owing as on the date hereof and no Lis is pending against the Tenant nor there is any dispute or difference with such Tenant.

c) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of alignment of the Howrah Municipal Corporation, the Howrah Improvement Trust or Kolkata Metropolitan Development Authority or Government or any other Public body or authorities.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
14 SEP 2016

d) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said premises or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

e) **AND THAT** there is no impediment under any other Act or Legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT messuages tenements hereditaments residential buildings and premises **Together With** piece or parcel of land 'Bastu' or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 1 Cottah 5 Chittack 35 Square feet be the same a little more or less situate lying at and being entirety of municipal premises/holding No. 160/A J.N Mukherjee Road, Howrah -711106, under Ward No. 4 of Howrah Municipal Corporation comprised in R.S and L.R Dag No. 298 recorded in R.S. Khatian No.148 and L.R Khatian No.372 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara, Additional District Sub Registrar Howrah and delineated in the plan annexed hereto, being Annexure 'A' duly bordered thereon in **"RED"** and butted and bounded as follows:

On the NORTH	:	By Municipal Holding/Premises Nos. 159 J. N. Mukherjee Road;
On the SOUTH	:	Partly by Municipal Holding/Premises Nos. 160 and 160/1 J. N. Mukherjee Road;
On the EAST	:	By public road, J. N. Mukherjee Road and;
On the WEST	:	By Municipal Holding/Premises No. 160/7/1 J. N. Mukherjee Road.

P.B

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

14 SEP 2018

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the constructions and/or old dilapidated structure on the said Property is about 675 Square feet out of which about 175 Square Feet in room and about 500 Square feet in CI on brick wall and such structures are about 40 years old.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR, at Kolkata** in the presence of:

Sania Kumar Gupta

1. Ramesh Kumar Gupta
   112 MM Lohia Lane
   Howrah - 711106
2. [illegible]

SIGNED SEALED AND DELIVERED by the **PURCHASERS** at Kolkata in the presence of:

1. Sushmita Karmakar (Guha)
   4/1 Middleton Street
   Kolkata - 700071
2. Pratim Mojumder.
   Adv.
   1B & 2 Hare Street
   Kolkata - 700001

For Siddhivinayak Realcon LLP
Jaivin Realtors LLP
Jaivin Builders LLP
Orchid Abasan LLP
Skylimit Commerce LLP
Piyush Beriwal
Designated Partners
For Raylon Vinimay Pvt. Ltd.
Piyush Beriwal
Designated Director

Drafted by me:

Pratim Mojumder.
Advocate
C/o DSP Law Associates
4D, Nicco House,
1B & 2 Hare Street
Kolkata-700001
F/763/12

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
14 SEP 2016
15 SEP 2016

RECEIPT AND MEMO OF CONSIDERATION

Received of and from the withinnamed Purchasers the withinmentioned sum of Rs.34,44,999/- (Rupees thirty-four lacs forty-four thousand nine hundred ninety-nine) only being the consideration in full payable under these presents to the Vendor as per the memo written hereinbelow:

MEMO OF CONSIDERATION

Sl. No.	*By or out of Cash/Demand Draft/Cheque Number*	*Date*	*Bank, Branch*	*Amount (in Rs. P.)*
1	393054	09.09.2016	Kotak Mahindra Bank, Middleton Street	5,68,424/-
2	393061	07.09.2016	Kotak Mahindra Bank, Middleton Street	5,68,425/-
3	393058	07.09.2016	Kotak Mahindra Bank, Middleton Street	5,68,424/-
4	393072	07.09.2016	Kotak Mahindra Bank, Middleton Street	5,68,425/-
5	393051	07.09.2016	Kotak Mahindra Bank, Middleton Street	5,68,424/-
6	393056	07.09.2016	Kotak Mahindra Bank, Middleton Street	5,68,425/-
7	TDS	----------	----------	34,452/-
			Total	**34,44,999/-**

(Rupees thirty-four lacs forty-four thousand nine hundred ninety-nine) only

WITNESSES:

1. Sushmita Karmakar (Gupta)
2. Ramesh Kumar Gupta

Sania Kumar Gupta

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 SEP 2016
14 SEP 2016

DEED PLAN :-

SHOWING THE MUNICIPAL HOLDING NO 160/A, J.N. MUKHERJEE ROAD, WARD NO - 4 UNDER HOWRAH MUNICIPAL CORPORATION, P.S.- MALIPANCHGHORA, DISTRICT - HOWRAH. (SCALE : 1 : 960)

AREA OF LAND :- 91.044 SQM.(01KH-05CH-35SFT.)

AREA SHOWN IN RED BORDER - [redacted]

N
W E
S

159, J. N. MUKHERJEE ROAD

For Siddhivinayak Realcon LLP
Jaivin Realtors LLP
Jaivin Builders LLP
Orchid Abasan LLP
Skylimit Commerce LLP

Sanjiv Kumar Gupta

Designated Partners

For Raylon Vinimay Pvt. Ltd.

Designated Director

DRAWN BY
PANKAJ DAS
KOL-41.

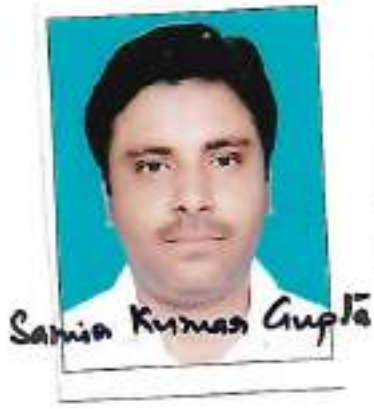
SIGNATURE OF OWNER[redacted]

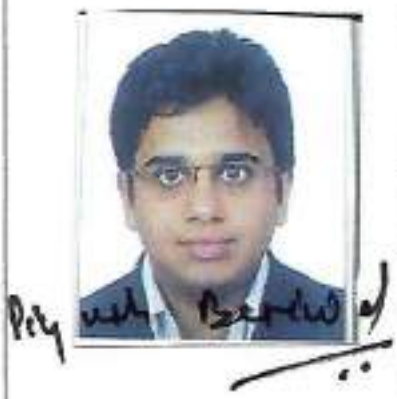
SIGN. OF [redacted] PURCHASER

Pkg P.D

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 SEP 2016
14 SEP 2016

	Finger prints of the executant				
					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

	Finger prints of the executant				
					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 SEP 2016

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001190186/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Samir Gupta Alias Mr Samir Kumar Gupta 112, MATRUMAL LOHIA LANE, SALKIA, P.O:- Salkia, P.S:- Malipanchghara, Howrah, District:- Howrah, West Bengal, India, PIN - 711106	Seller		4754 	Samir Kumar Gupta 14-09-16
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
2.0 PRESENTANT	Mr Piyush Beriwal CD-205, Secror -I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [JAIVIN BUILDERS LLP]		 4753	Piyush Beriwal 14/9/16
2.1	Mr Piyush Beriwal CD-205, Secror -I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [JAIVIN REALTORS LLP]			Piyush Beriwal 14/9/16

CALCUTTA

ADDITIONAL REGISTRAR
KOLKATA
14 SEP

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.2	Mr Piyush Beriwal CD-205, Secror -I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [ORCHID ABASAN LLP]			Piyush Beriwal 14/9/16
2.3	Mr Piyush Beriwal CD-205, Secror -I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [RAYLON VINIMAY PRIVATE LIMITED]			Piyush Beriwal 14/9/16
2.4	Mr Piyush Beriwal CD-205, Secror -I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [SIDDHIVINAYAK REALCON LLP]			Piyush Beriwal 14/9/16
2.5	Mr Piyush Beriwal CD-205, Secror -I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [SKYLIMIT COMMERCE LLP]			Piyush Beriwal 14/9/16

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 SEP 2016
14 SEP 2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mrs Sushmita Guha Daugther of Mr Shib Sankar Guha Fingapara, Bhatpara, P.O:- Fingapara, P.S:- Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN - 743129	Mr Samir Gupta, Mr Piyush Beriwal	Sushmita Kumar (Guha) 14/09/2016

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

CALCUTTA

REGIONAL REGISTRAR
OF ASSURANCES, KOLKATA

14 SEP 2016

[redacted]

সুস্মিতা কর্মকার

Sushmita Karmakar

জন্মতারিখ/ DOB: 25/04/1987

মহিলা / FEMALE

4683 7108 2454

আধার - সাধারণ মানুষের অধিকার

Sushmita Karmakar (Guha)

[redacted] পরিচয় প্রাধিকরণ
[redacted] OF INDIA

আধার

ঠিকানা:
দক্ষিণ এ. বি রোড, রাজলক্ষ্মী বালিক বিদ্যামন্দিরের নিকট, ফিঙ্গাপাড়া, ব্যারাকপুর ১, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 743129

Address
SOUTH A. B ROAD, NEAR RAJLAKSHMI BALIKA VIDYAMANDIR,
FINGAPARA, Barrackpur - I,
North 24 Parganas,
West Bengal - 743129

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

Sushmita Karmakar (Guha)

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

160/-

GRN:	19-201617-002221612-1	Payment Mode	Online Payment
GRN Date:	08/09/2016 16:52:19	Bank :	State Bank of India
BRN :	IKC3294812	BRN Date:	08/09/2016 17:09:40

DEPOSITOR'S DETAILS

Id No. : 19010001190186/6/2016
[Query No./Query Year]

Name : SIDDHIVINAYAK REALCON LLP AND OTHERS

Contact No. : Mobile No. : +91 8981370080

E-mail :

Address : 4/1, MIDDLETON STREET, KOLKATA - 700071

Applicant Name : Mrs Sushmita Karmakar

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001190186/6/2016	Property Registration- Registration Fees	0030-03-104-001-16	38026
2	19010001190186/6/2016	Property Registration- Stamp duty	0030-02-103-003-02	206857
		Total		244883

In Words : Rupees Two Lakh Forty Four Thousand Eight Hundred Eighty Three only

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 SEP 2016

Major Information of the Deed

Deed No :	I-1901-06995/2016	Date of Registration	9/19/2016 3:28:13 PM
Query No / Year	1901-0001190186/2016	Office where deed is registered	
Query Date	23/08/2016 1:53:03 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sushmita Karmakar 4/1, Middleton Street,Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071, Mobile No. : 8981370080, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 34,44,999/-		Rs. 34,48,944/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,06,957/- (Article:23)		Rs. 38,026/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Malipanchghara, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: J. N. Mukherjee Rd., , Premises No. 160/A, Ward No: 4

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 5 Chatak 35 Sq Ft	32,35,501/-	32,39,445/-	Property is on Road Encumbered by Tenant,
	Grand Total :				2.2458Dec	32,35,501 /-	32,39,445 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	175 Sq Ft.	86,460/-	86,461/-	Structure Type: Structure Tenanted,
	Floor No: 1, Area of floor : 175 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1	500 Sq Ft.	1,23,038/-	1,23,038/-	Structure Type: Structure Tenanted,
	Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	675 sq ft	2,09,498 /-	2,09,499 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Samir Gupta, (Alias: Mr Samir Kumar Gupta)** Son of Mr Ramesh Kumar Gupta 112, MATRUMAL LOHIA LANE, SALKIA, P.O:- Salkia, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADOPG8721B, Status :Individual, Executed by: Self, Date of Execution: 14/09/2016 , Admitted by: Self, Date of Admission: 14/09/2016 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SIDDHIVINAYAK REALCON LLP** 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. ACWFS1807P, Status :Organization
2	**JAIVIN REALTORS LLP** 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AALFJ2694N, Status :Organization
3	**JAIVIN BUILDERS LLP** 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AALFJ2693M, Status :Organization
4	**ORCHID ABASAN LLP** 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AAEFO4683P, Status :Organization
5	**SKYLIMIT COMMERCE LLP** 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. ACWFS1344M, Status :Organization
6	**RAYLON VINIMAY PRIVATE LIMITED** 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCR1800L, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Piyush Beriwal** Son of Mr Sanjay Beriwal CD-205, Secror -I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUPB4075D, Status : Representative, Representative of : SIDDHIVINAYAK REALCON LLP (as Partner), JAIVIN REALTORS LLP (as Partner), JAIVIN BUILDERS LLP (as Partner), ORCHID ABASAN LLP (as Partner), SKYLIMIT COMMERCE LLP (as Partner), RAYLON VINIMAY PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
Mrs Sushmita Guha Daugther of Mr Shib Sankar Guha Fingapara, Bhatpara, P.O:- Fingapara, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743129, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Samir Gupta, Mr Piyush Beriwal	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Samir Gupta	SIDDHIVINAYAK REALCON LLP-0.374306 Dec,JAIVIN REALTORS LLP-0.374306 Dec,JAIVIN BUILDERS LLP-0.374306 Dec,ORCHID ABASAN LLP-0.374306 Dec,SKYLIMIT COMMERCE LLP-0.374306 Dec,RAYLON VINIMAY PRIVATE LIMITED-0.374306 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Samir Gupta	SIDDHIVINAYAK REALCON LLP-29.1667 Sq Ft,JAIVIN REALTORS LLP-29.1667 Sq Ft,JAIVIN BUILDERS LLP-29.1667 Sq Ft,ORCHID ABASAN LLP-29.1667 Sq Ft,SKYLIMIT COMMERCE LLP-29.1667 Sq Ft,RAYLON VINIMAY PRIVATE LIMITED-29.1667 Sq Ft

Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Samir Gupta	SIDDHIVINAYAK REALCON LLP-83.3333 Sq Ft,JAIVIN REALTORS LLP-83.3333 Sq Ft,JAIVIN BUILDERS LLP-83.3333 Sq Ft,ORCHID ABASAN LLP-83.3333 Sq Ft,SKYLIMIT COMMERCE LLP-83.3333 Sq Ft,RAYLON VINIMAY PRIVATE LIMITED-83.3333 Sq Ft

Endorsement For Deed Number : I - 190106995 / 2016

On 26-08-2016

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 34,48,944/-

Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 14-09-2016

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

Presented for registration at 14:40 hrs on 14-09-2016, at the Private residence by Mr Piyush Beriwal ,.

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

Execution is admitted on 14/09/2016 by Mr Samir Gupta, Alias Mr Samir Kumar Gupta, Son of Mr Ramesh Kumar Gupta, 112, MATRUMAL LOHIA LANE, SALKIA, P.O: Salkia, Thana: Malipanchghara, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Others

Indetified by Mrs Sushmita Guha, , , Daughter of Mr Shib Sankar Guha, Fingapara, Bhatpara, P.O: Fingapara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Service

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

Execution is admitted on 14-09-2016 by Mr Piyush Beriwal, Director, RAYLON VINIMAY PRIVATE LIMITED, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Partner, SIDDHIVINAYAK REALCON LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Partner, JAIVIN REALTORS LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Partner, JAIVIN BUILDERS LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Partner, ORCHID ABASAN LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Partner, SKYLIMIT COMMERCE LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mrs Sushmita Guha, , , Daughter of Mr Shib Sankar Guha, Fingapara, Bhatpara, P.O: Fingapara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Service

Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 17-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,026/- (A(1) = Rs 37,928/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 38,026/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2016 5:09PM with Govt. Ref. No: 192016170022216121 on 08-09-2016, Amount Rs: 38,026/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC3294812 on 08-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,06,957/- and Stamp Duty paid by by online = Rs 2,06,857/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2016 5:09PM with Govt. Ref. No: 192016170022216121 on 08-09-2016, Amount Rs: 2,06,857/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC3294812 on 08-09-2016, Head of Account 0030-02-103-003-02

Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 19-09-2016

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,06,957/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 62484, Amount: Rs.100/-, Date of Purchase: 28/07/2016, Vendor name: S Mukherjee

Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 231916 to 231952

being No 190106995 for the year 2016.

Seal of the Additional Registrar, Assurance -I, Kolkata

Digitally signed by SUJAN KUMAR MAITY
Date: 2016.09.21 10:37:48 +05:30
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(Sujan Kumar Maity) 21/09/2016 10:37:47

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)

DATED THIS 14 DAY OF September 2016

BETWEEN

SAMIR KUMAR GUPTA

... VENDOR

AND

SIDDHIVINAYAK REALCON LLP & ORS.

... PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES
ADVOCATES
4D, NICCO HOUSE
1B & 2 HARE STREET
KOLKATA-700001