03923/15 (F) 19 04916/15 18

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

V/C-1129/15

पश्चिमबंग पश्चिम बंगाल WEST BENGAL 78AA 693462

NQ 93466/15

Rs 8876716/-

Certified that the Document is entitled 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

18.6.15

THIS DEED OF CONVEYANCE made this 08th day of May Two Thousand and Fifteen **BETWEEN SYNDICATE PLAZA PRIVATE LIMITED**, a company duly incorporated under the provisions of the Companies Act 1956, having its registered office at 'Hitech Chamber', 84/1B, Topsia Road (South), 2nd Floor, Suite No. 2A, P.S. Tiljala, Kolkata – 700046, (CIN: U45400WB2008PTC124824 and Income-tax PAN: AALCS8277P), hereinafter referred to as the "**VENDOR**" (which expression shall where the context so admits include its successors-in-interest and assigns) of the **ONE PART**

ARUN KR. SARKAR
ADVOCATE
NAME.....
C.C. COURT KOLKATA
13 MAR 2014
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

253809

Anand Todi

13 MAR 2014

12578

Syndicate Plaza Pvt. Ltd.

Anand Todi

Director

12579

For CHITRAKSHA CONSTRUCTION PVT. LTD.

Bhisk Sanghi

Authorised Signatory

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 MAY 2015

Identified by me —

Sudhir Satoramwala

SUDHIR SATORAMWALA
10, Raja Santosh Road
Kolkata - 700027

Ps Chetla

Business

AND CHITRAKSHA CONSTRUCTION PRIVATE LIMITED, a company duly incorporated under the provisions of the Companies Act 1956, having its registered office at 32, Ezra Street, 6th Floor, Room No. 664, P.S. Hare Street, Kolkata – 700001, (CIN:U45400WB2014PTC201344 and Income-tax PAN: AAFCC6444G), hereinafter referred to as the "**PURCHASER**" (which expression shall where the context so admits include its successors-in-interest and assigns) of the **OTHER PART**:

WHEREAS:

A. By a Deed of Conveyance dated 09th day of February, 1963 executed by the Administrator General, West Bengal, pursuant to a decree dated 11th August, 1958 by the Hon'ble High Court at Calcutta, and registered at the Calcutta Registration Office in Book No. I, Volume No. 39, Pages 52 to 63, Being No. 809 for the year 1963, transferred and conveyed unto Sankar Kumar Chatterjee **All That** the premises No. 56, Syed Amir Ali Avenue, Calcutta, containing an area of 22 Cottahs 13 Chittacks 9 Sq.ft., more or less.

B. By a Deed of Lease dated 29th April, 1963 made between the said Sankar Kumar Chatterjee and M/s Burmah Shell Oil Storage & Distributing Company of India Limited (hereinafter for the sake of brevity referred to as **Burmah Shell**) and duly registered with the Registrar of Asuurances, Kolkata in Book No. I, Volume No. 75, Pages 245 to 255 Being No. 2546 for the year 1963, said Sankar Kumar Chatterjee demised a portion of the said premises No. 56, Syed Amir Ali Avenue, Calcutta, measuring an area of 18 Cottahs 13 Chittacks 9 sq.ft., more or less, together with the structures thereat, which is subsequently renumbered as premises No. 56A, Syed Amir Ali Avenue, on lease unto the said Burmah Shell for a period of 20 years with an option for renewal thereof for further period of 20 years.

C. By another Deed of Lease dated, 10th day of June 1969 duly registered with the Registrar of Assurances, Kolkata in Book No. I, Volume No. 129, Pages 224 to 231 Being No. 3851 for the year 1969, said Sankar Kumar Chatterjee demised the remaining portion of the said premises No. 56 Syed Amir Ali Avenue, Calcutta, which is subsequently renumbered as premises No. 56B, Syed Amir Ali Avenue, unto the said Burmah Shell initially for a period of 15 years 5 months commencing from 1st day of December 1968 with an option for renewal thereof for a period of 20 years.

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D. The term of the Lease Deed executed by said Sankar Kumar Chatterjee in respect of 56A, Syed Amir Ali Avenue, Calcutta ended on 30th April, 2003 by efflux of time and the Lease granted by the said Sankar Kumar Chatterjee in respect of 56B, Syed Amir Ali Avenue, Calcutta ended on 30th April, 2004.

E. Meanwhile, by an enactment vide Burmah Shell Acquisition & Undertakings of Burmah Shell Oil Storage & Distribution of India Act 1976, the Central Government took over the entire undertakings of the Burmah Shell including the said leases and thereafter Bharat Petroleum Corporation Limited, a Government Company, has stepped into the shoes of original lessee, took over all rights, assets, obligations and liabilities on and from 24th January, 1976.

F. Said Sankar Kumar Chatterjee died intestate on 09th January, 1988 leaving his wife Smt. Mira Chatterjee as his only heiress and legal representative under the Hindu Succession Act, 1956.

G. By a Deed of Conveyance dated 16th day of June, 2003 made between said Smt. Mira Chatterjee, therein referred to as the Vendor of the One Part and Aarvee Finvest Private Ltd., therein referred to as the Purchaser of the Other Part, duly registered with the Additional Registrar of Assurances-I, Kolkata, in Book No. I Volume No. 1 Pages 1 to 35 Being No. 1261 for the year 2006, said Smt. Mira Chatterjee, for the consideration therein mentioned sold, transferred and conveyed unto the said Aarvee Finvest Private Ltd. **All Those** the premises Nos. 56A and 56B, Syed Amir Ali Avenue, Kolkata (formerly known and numbered as premises No. 56, Syed Amir Ali Avenue, Calcutta), measuring an area of 22 Cottahs 13 Chittacks 9 Sq.ft. together with the structures, buildings and garages situated thereon, morefully described in the Schedule thereunder and also in the **First Schedule** hereunder written and hereinafter referred to as the '**Said Premises**' subject to occupation thereof by the said Bharat Petroleum Corporation Limited but otherwise free from all encumbrances charges claims demands and liabilities whatsoever.

H. On expiry of the said Leases and on failure of the lessee to vacate the Said Premises, said Aarvee Finvest Private Ltd filed two separate suits in the Court of the 1st Civil Judge (Sr. Division) Alipore against the said Bharat Petroleum Corporation Limited for ejectment and other relief.

I. By a Deed of Conveyance dated 14th day of August, 2008 made between said Aarvee Finvest Private Limited, therein referred to as the Vendor of the One

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Part and Syndicate Plaza Private Limited, therein referred to as the Purchaser of the Other Part, duly registered with the District Sub-Registrar-III, Alipore, South 24 Parganas, in Book -I, CD Volume No. 17, Pages from 8550 to 8579 Being No. 07550 for the year 2014, said Aarvee Finvest Private Limited, for the consideration therein mentioned sold, transferred and conveyed unto the said Syndicate Plaza Private Limited **All Those** the premises Nos. 56A and 56B, Syed Amir Ali Avenue, Kolkata, together with the structures, buildings and garages, etc. situated thereon, morefully described in the Schedule thereunder and also in the First Schedule hereunder written subject to occupation thereof by the said Bharat Petroleum Corporation Limited and the said pending litigation but otherwise free from all encumbrances charges claims demands and liabilities whatsoever.

J. Since then after protracted litigation and as per direction of the Court, said Bharat Petroleum Corporation Limited vacated the Said Premises on its entirety and consequently the Vendor herein is now in exclusive vacant possession of the Said Premises free from all litigation.

K. Said premises No. 56A, Syed Amir Ali Avenue and No. 56B, Syed Amir Ali Avenue, Kolkata has since been amalgamated and upon amalgamation the said entire premises has been renumbered as municipal premises No. 56A, Syed Amir Ali Avenue, Kolkata.

L. In the event as recited hereinbefore, Syndicate Plaza Private Limited, the Vendor herein, become the absolute owner of and/or otherwise well and sufficiently entitled to the said amalgamated premises No. 56A, Syed Amir Ali Avenue, Kolkata, morefully and particularly described in the **First Schedule** hereunder written and hereinafter referred to as the '**Said Premises**'.

M. In the meantime, for the purpose of construction erection and completion of a new residential building at the Said Premises consisting of ground plus sixteen upper floors, the Kolkata Municipal Corporation has sanctioned a building plan being Building Permit No. 2012080153 dated 21.12.2012 (hereinafter referred to as the **Said Plan**).

N. By an Agreement dated 27th day of November, 2013 made between the Syndicate Plaza Private Limited, the Vendor herein, therein referred to as the Owner of the One Part and the Saltee Infrastructure Limited, hereinafter referred to as the Builder and therein also referred to as the Builder of the

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Other Part, the Vendor herein has exclusively appointed the said Builder for construction and completion of a luxury residential building at the Said Premises in accordance with the Said Plan at and for the consideration and other terms and conditions therein mentioned. However, save and except the preliminary piling and foundation work in progress, no structural and other construction work above the ground level has yet been commenced by the Builder at the Said Premises.

O. By an Agreement dated 30th day of March, 2015 entered into between the Vendor and the Purchaser the Vendor has agreed to sell convey and transfer to the Purchaser and the Purchaser has agreed to purchase and acquire **All That** the **6.69%** undivided indivisible impartible variable share in the land at the Said Premises (hereinafter referred to as "**Undivided Share**") and such Undivided Share being attributable to the Unit on the entire First floor of the building (excluding lifts, staircases and other common areas) to be erected and constructed at the Said Premises (hereinafter referred to as the **Said Unit**) morefully and particularly described in the Second Schedule thereunder written and also in the **Second Schedule** hereunder written AND TOGETHER WITH the right to have the Said Unit and undivided proportionate indivisible impartible variable share in common parts and portions constructed through the said Builder for the consideration and on the terms and conditions contained / recorded in the said Agreement (hereinafter referred to as the **Said Sale Agreement**).

P. For the purpose of beneficial enjoyment of the Said Premises and the building and also the units to be erected thereon by various co-owners, the Vendor, the Purchaser and purchasers of various other portions and the said Builder have already entered into an Agreement dated 30th day of March, 2015 (hereinafter referred to as the **Said Mutual Agreement**) and it has been agreed that the said Undivided Share and the Said Unit shall be held by the Purchaser subject to the rules and regulations and/or covenants contained and recorded in the Said Mutual Agreement dated 30th day of March, 2015.

NOW THIS DEED OF CONVEYANCE WITNESSETH as follows:-

I. In pursuance of the said agreements and in consideration of the sum of Rs.88,50,000/- (Rupees Eighty eight lac fifty thousand only)- out of which a sum of Rs.1,00,000/- (Rupees One lakh only) has been paid by the Purchaser to the Vendor on or before the execution hereof, (the receipt whereof the Vendor doth hereby

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acknowledge and of and from the same and every part thereof doth hereby release the Purchaser) and the balance sum of Rs.87,50,000/- (Rupees Eighty seven lakh fifty thousand only) shall be paid by the Purchaser to the Vendor within twenty four (24) months from the date hereof, the Vendor doth hereby grant assure convey assure and assign unto and in favour of the Purchaser **All That** the **6.69%** undivided indivisible impartible variable share in **All That** land and hereditaments known as premises No. 56A, Syed Amir Ali Avenue, Kolkata (formerly known and numbered as Nos. 56A and 56B, Syed Amir Ali Avenue, Calcutta) containing by admeasurement 1,526.76 Sq. Metres equivalent to 1 Bigha 2 Cottahs 13 Chittacks and 9 square feet (more or less), morefully and particularly described in the **Second Schedule** hereunder written and hereinafter for the sake of brevity referred to as the "**Undivided Share**" and such Undivided Share being attributable to the Unit on the entire First floor of the building (excluding lifts, staircases, and other common areas) caused to be erected and constructed by the Purchaser through the said Builder at the Said Premises (hereinafter referred to as the **Said Unit**) **AND** all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendor into and upon or out of the said Undivided Share or any part thereof **AND** the reversion or reversions remainder or remainders **AND** the rent issues and profits thereof **TO HAVE AND TO HOLD** the said Undivided Share or any part thereof hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever **SUBJECT NEVERTHLESS TO** the Purchaser's covenants and agreements hereunder contained and on the part of the Purchaser to be observed fulfilled and performed **AND ALSO SUBJECT** to the Purchaser having agreed to hold the said Undivided Share subject to such terms and conditions as may be agreed by and between the said Builder and the Purchaser herein relating to construction of the building at the Said Premises and/or construction of the Said Unit attributable to the said Undivided Share and such rules and regulations which may be framed by the said Builder relating to the said Undivided Share and/or various other owners of the undivided share of land in the Said Premises.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

(a) That notwithstanding any act deed matter or thing whatsoever heretofore done committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seized and possessed of or

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otherwise well and sufficiently entitled to All That the Undivided Share hereby sold granted transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever.

(b) That the Vendor has good right full power and absolute and indefeasible authority to sell grant transfer and convey the said Undivided Share and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

(c) That the Purchaser observing, performing, fulfilling and discharging all the responsibilities covenanted herein and in the said Agreements including making full payment of the balance consideration amount within the period mentioned hereinabove, it shall be lawful for the Purchaser at all times hereafter peaceably and quietly enter into and upon and hold occupy and enjoy the said Undivided Share and receive the rents issues and profits thereof without any lawful eviction interruption hindrance disturbance claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right title and interest from under or in trust for it or from or under any of its predecessors in title.

(d) That, subject to the provisions hereinafter contained, the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the Undivided Share shall and will from time to time and all times hereafter at the request and cost of the Purchaser do make acknowledgement and execute or cause to be done made acknowledge and executed all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the Undivided Share hereby granted sold conveyed and transferred unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

III. ANDTHE PURCHASER DOTH HEREBY COVENANT WITH THE VENDOR as follows:-

(a) That the Purchaser so as to bind itself to the Vendor and the other co-owners and so that this covenant shall be for the benefit of the building

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and the other units to be constructed thereon and every part thereof hereby covenants with the Vendor and with all the other co-owners that the Purchaser and all other persons deriving title under it will at all times hereafter observe the terms conditions covenants restrictions set-forth herein and also in the Said Sale Agreement.

(b) That the Purchaser shall hold the Undivided Share and the Said Unit subject to the restrictions rules and regulations contained in the Said Mutual Agreement.

(c) That the Purchaser shall remain liable and hereby undertake to make payment of the balance consideration amount of Rs.87,50,000/- (Rupees Eighty seven lakh fifty thousand only) to the Vendor within 24 (twenty four) months from the date hereof.

(d) That the Vendor shall be entitled to the rights conferred by section 55(4)(b) of the Transfer of Property Act, 1882 in respect of aforesaid balance consideration amount of Rs.87,50,000/- (Rupees Eighty seven lakh fifty thousand only) for the said Undivided Share.

(e) That the said Undivided Share shall remain indivisible and impartible.

(f) That notwithstanding anything elsewhere to the contrary herein contained it is expressly agreed and understood that the Vendor shall be exclusively entitled to all future horizontal and vertical exploitation of the building to be constructed at the Said Premises including by way of raising further storey or stories on the roof for the time being of the said building and to do all acts deeds and things and make all alterations and connections as be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell transfer the same to any person on such terms and condition as the Vendor in its absolute discretion may think fit and proper and the proportionate share of the Purchaser in the common areas and facilities including the undivided variable impartible proportionate share of the Purchaser in the land comprised at the Said Premises and attributable to the Said Unit shall also stand reduced owing to such construction but the Purchaser shall not be entitled to raise any objection or dispute (notwithstanding any inconvenience or difficulty that the Purchaser may be subjected to) nor to claim refund or reduction of the consideration and other amounts

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(more or less) situate, lying at and being the municipal premises No. 56A, Syed Amir Ali Avenue, P.S. Karaya, Kolkata– 700017 described in the First Schedule hereinabove – which is **equivalent to** an area of 102.14 Square Meters or 1 (One) Cottah 8 (Eight) Chittacks and 19 (Nineteen) square feet, be the same a little more or less.

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

SIGNED SEALED AND DELIVERED by the within-named **VENDOR** at Kolkata in the presence of:

1. Satnaliwala
SUDHIR SATNALIWALA
10, Raja Santosh Road
Kolkata-700027

2. Kanika Satnaliwala

Syndicate Plaza Pvt. Ltd.
Anand Todi
Director
(ANAND TODI)

SIGNED SEALED AND DELIVERED by the within-named **PURCHASER** at Kolkata in the presence of:

1. Satnaliwala
SUDHIR SATNALIWALA
10, Raja Santosh Road
Kolkata-700027

2. Kanika Satnaliwala

For PRITIRAKSHA CONSTRUCTION PVT. LTD.
(ASHISH SANGNI)
Authorised Signatory

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payable by the Purchaser hereunder nor to claim any amount or consideration from the Vendor and/or the said Builder on account thereof and furthermore the Purchaser shall fully co-operate with the Vendor and sign execute and submit all affidavits, declarations, power, authorities, no objections, consents etc., as may be required by the Vendor and/or the said Builder.

THE FIRST SCHEDULE ABOVE REFERRED TO
(`Said Premises')

ALL THAT the messuage land and hereditaments known as premises No. 56A, Syed Amir Ali Avenue, Kolkata – 700017 (formerly known and numbered as Nos. 56A and 56B, Syed Amir Ali Avenue, Calcutta) lying within the Municipal limits of Kolkata in Ward No. 69 under Borough VIII, containing by admeasurement 1,526.76 Square Metres equivalent to 1 Bigha 2 Cottahs 13 Chittack and 9 square feet (more or less) butted and bounded in the following manner:

On the North	:	Partly by premises No. 54, Syed Amir Ali Avenue, Kolkata and partly by premises No. 24, Tarak Dutta Road Colonel Biswas Road;
On the East	:	By Syed Amir Ali Avenue, Kolkata;
On the South	:	Partly by Municipal Road and partly by premises No. 60A, Syed Amir Ali Avenue, Kolkata; and
On the West	:	Partly by premises No. 60A, Syed Amir Ali Avenue, Kolkata, partly by 11A , Tarak Dutta Road (Colonel Biswas Road) and partly by premises No. 9, Tarak Dutta Road (Colonel Biswas Road), Kolkata

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO
(`Undivided Share')

All That the undivided indivisible impartible variable **6.69%** (six point six nine percent) share or interest in **All That** the said piece or parcel of land measuring 1,526.76 Sq. Metres equivalent to 1 Bigha 2 Cottahs 13 Chittacks and 9 square feet

CALCUTTA

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RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.1,00,000/- (Rupees One Lakh only) being the amount of part consideration payable on or before the execution these presents as per memo written below:-

Date	Particulars	Amount (Rs.)
30.03.2015	By account payee Cheque No.000003 dated 30.03.2015 on the HDFC Bank, CJ-166, Salt Lake City Branch, Sector-II, Kolkata drawn in favour the Vendor herein	1,00,000/-
	Total :	Rs.1,00,000/-

(Rupees One Lakh only).

Syndicate Plaz[illegible]

Anand Todi
Director

(the Vendor)

Witnesses:

1. Satnaliwala
SUDHIR SATNALIWALA
10, Raja Santosh Road
Kolkata - 700027

2. Kunjkafatnaliwala

Drafted by me on per instructions and documents placed before me —

Debashish Basak
Advocate
High court calcutta
F - 472/462/2002

Enrolment no
I.D Number

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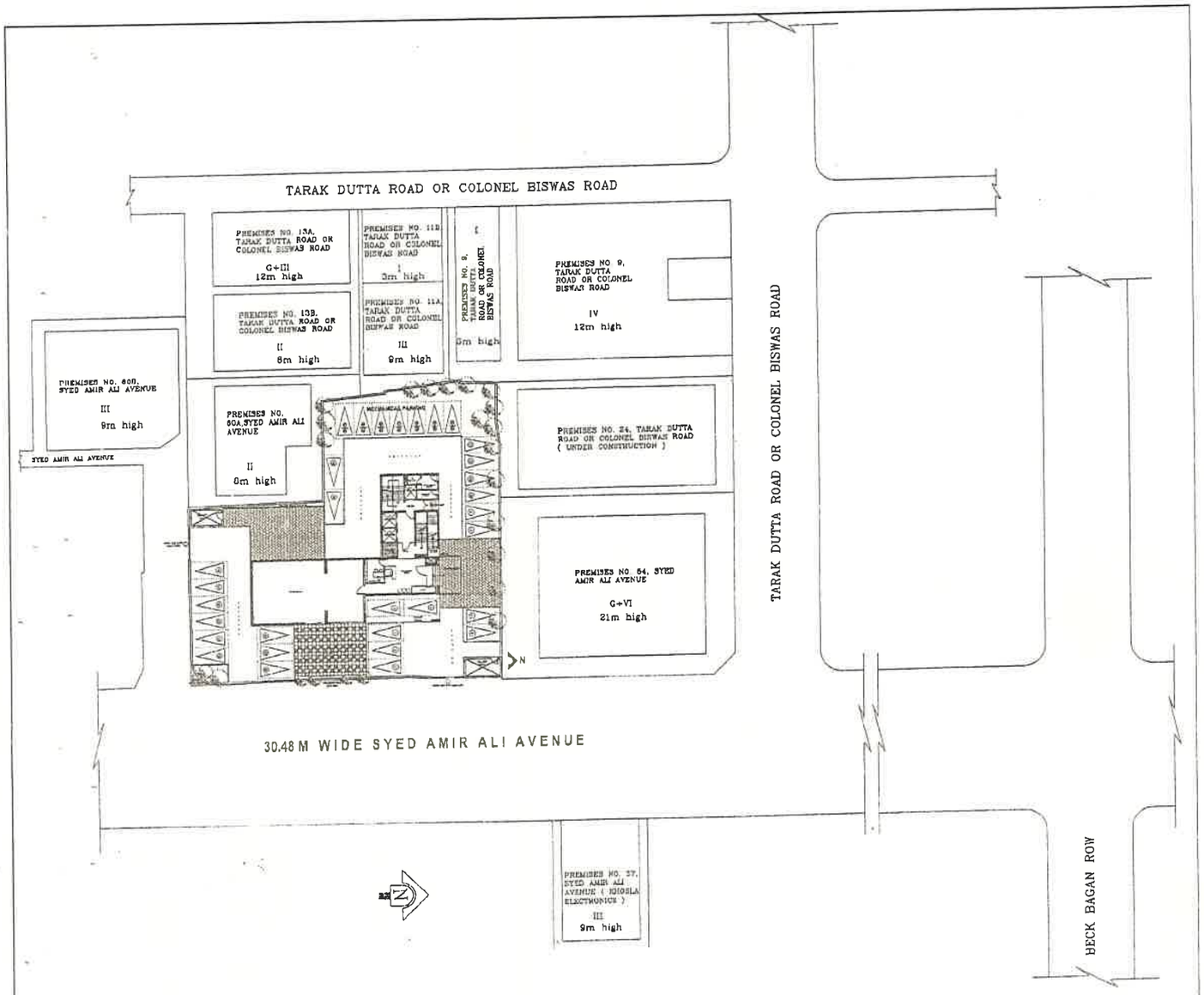
- 8 MAY 2015



56A, Syed Amir Ali Avenue, Kolkata - 700 020

Syndicate Plaza Pvt. Ltd.

Anand Todi

Director

For CHITRAKSHA CONSTRUCTION PVT. LTD.

Authorised Signatory

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- 8 MAY 2015

Scan

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

GRN: 19-201516-000348009-1 | Payment Mode: Online Payment

GRN Date: 08/05/2015 13:18:21 | Bank : Bank of Boroda

BRN : 32705871 | BRN Date: 08/05/2015 13:39:00

DEPOSITOR'S DETAILS

Id No. : 1901L000009614/3/2015
[Query No./Query Year]

Name : CHITRAKSHA CONSTRUCTION PVT. LTD.

Contact No. : | Mobile No. : +91 9831528879

E-mail : anandtodi@gmail.com

Address : 32,EZRA STREET, 6TH FLOOR,R.N.-664, KOL- 700001

Applicant Name : Chitraksha Constroction Pvt Ltd

Office Name : A.R.A. - I KOLKATA, Kolkata

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1901L000009614/3/2015	Property Registration- Stamp duty	0030-02-103-003-02	621390
2	1901L000009614/3/2015	Property Registration- Registration Fees	0030-03-104-001-16	97734
		Total		719124

In Words : Rupees Seven Lakh Nineteen Thousand One Hundred Twenty Four only

SPECIMEN FORM FOR TEN FINGERPRINTS

Anand Tri.

Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Bhishmangi.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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- 8 MAY 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Syndicate Plaza Pvt Ltd 84/1 B, Topsia Road, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AALCS8277P, Status : Organization Represented by representative as given below:-
1(1)	Anand Todi Son of 84/1 B, Topsia Road, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 08/05/2015 Date of Admission : 08/05/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Chitraksha Construction Pvt Ltd 32, Ezra St., P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCC6444G, Status : Organization Represented by representative as given below:-		
1(1)	Ashish Sangni Son of 32, Ezra St., P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative Date of Execution : 08/05/2015 Date of Admission : 08/05/2015 Place of Admission of Execution : Office	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Sudhir Satnaliwala Son of . 10, Raja Santosh Road, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Ashish Sangni, Anand Todi	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Syed Amir Ali Avenue, , Premises No. 56A, Ward No: 69, Premises No:56A	(Syed Amir Ali Avenue -- Syed Amir Ali Avenue Off Road)	1 Katha 8 Chatak 19 Sq Ft	88,00,000/-	88,22,528/-	Proposed Use: Bastu, Width of Approach Road: 24 Ft., Encumbered by Tenant,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Structure S1	100 Sq Ft.	0/-	88,22,528/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Anand Todi
Address	Premises No:84/1 B,Thana : Tiljala, District : South 24-Parganas, WEST BENGAL, PIN - 700046
Applicant's Status	Seller/Executant

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190104916 / 2015

Query No/Year	19011000093466/2015	**Serial no/Year**	1901003923 / 2015
Deed No/Year	I - 190104916 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant		**Presented At**	Private Residence
Date of Execution	08-05-2015	**Date of Presentation**	08-05-2015
Remarks			

On 08/05/2015

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

Presented for registration at 14.38 hrs on : 08/05/2015, at the Private residence by ,.

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

Execution is admitted on 08/05/2015 by

Ashish Sangni, , Chitraksha Construction Pvt Ltd , 32, Ezra St., Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700001

Indetified by Sudhir Satnaliwala, Son of . , 10, Raja Santosh Road, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,21,390/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 253009, Purchased on 13/03/2014,Treasury/Vendor named S. Chatterjee.

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 11/05/2015

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 88,76,716/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,21,390/- and Stamp Duty paid by Stamp Rs 10/-

Description of Online Payment

1. Rs 6,21,390/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: Bank of Boroda (BARB0INDIAE)

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 18/06/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule of Indian Stamp Act 1899.

(Dinabandhu Roy)
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

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being No 190104916 for the year 2015.

Seal of the Additional Registrar, Assurance - I, Kolkata

Digitally signed by DINABANDHU ROY
Date: 2015.07.07 15:36:12 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 07-07-2015 3:36:11 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)