

2161

2-2064/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 705817

21/2/18
 2-0/232001

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

CONVEYANCE

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

21 FEB 2018

1. Date: 21st February, 2018
2. Place: Kolkata
3. Parties:
 - 3.1 Padmesh Heights Private Limited, a private limited company incorporated under the Companies Act, 1956 [CIN U70102WB2014PTC199584] having its registered office at 6A, Tara Chand Dutta Street, First Floor, Post Office Tiretta Bazar, Police Station Jorasanko, Kolkata-700073 [PAN AAHCP5420H], represented by its Director, namely Ramesh Kumar Jalan, son of Joy Gobind Jalan, by nationality Indian, by faith Hindu, by occupation Business, residing at 59, B. C. Road, Police Station Ballygunge, Post office Ballygunge, Kolkata-700019 [PAN ACLPJ8247K]
 (Vendor, include successors in interest)

নম্বর 3127
সন ও তারিখ 2018
ক্রেতার নাম A Day Ahu
ঠিকানা High Court, Calcutta
মূল্য 1100 (Rupees One thousand only)
ভেদার



স্বাক্ষরিত কোর্ট
জিলা ৪ টিলা ২১
সরিন ডাঃ ৪ ৯৪ JAN 2018
মোট টাকায় RS.400000
ক্রয়কারী বা...
ক্রয়ক্রম ৪ শ্রী পদ্মাত বোম



Additional District Sub-Registrar
Rajshahi, New Town, North 24-PG

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AND

- 3.2 **Skyscraper Real Estate Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQCS9845J] represented by its directors namely, (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AIHPG6508N] and (2) **Sk. Nasir**, son of Late Sheikh Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN ADSPN1335N].

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** *Sali* land measuring 10 (ten) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, recorded in L.R. *Khatian* No. 2818, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (Said Property) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Ownership of Oscar Business Private Limited:** By a Deed of Conveyance dated 20th April, 2007, registered in the Office of the District Sub-Registrar – II, Barasat, in Book No. I, CD Volume No. 4, at Pages 9993 to 10015, being Deed No. 03271 for the year 2007, Kailash Mondal, Palash Mondal and Sujit Mondal sold conveyed and transferred land measuring 31 (thirty one) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, recorded in L.R. *Khatian* No. 252, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, to Oscar Business Private Limited, for the consideration mentioned therein.



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- 5.1.2 **Mutation:** Oscar Business Private Limited, mutated it's name in the records of Land Revenue Settlement in respect of it's purchased Property, vide L.R. *Khatian* No. 1271 and pay the *khazna* regularly.
- 5.1.3 **Ownership of Padmesh Heights Private Limited:** By a Deed of Conveyance dated 26th May, 2014, registered in the Office of the Additional District Sub-Registrar Rajarhat, Newtown, in Book No. I, CD Volume No. 9, at Pages 12014 to 12029, being Deed No. 05967 for the year 2014, Oscar Business Private Limited sold conveyed and transferred demarcated land measuring 10 (ten) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, recorded in L.R. *Khatian* No. 1271, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Padmesh Heights Private Limited, for the consideration mentioned therein.
- 5.1.4 **Mutation:** Padmesh Heights Private Limited, mutated it's name in the records of Land Revenue Settlement in respect of it's purchased Property, vide L.R. *Khatian* No. 2818 and pay the *khazna* regularly. (Said Property)
- 5.1.5 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the undisputed owner of the Said Property. The Said Property is the Subject Matter of Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.



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- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 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 Vendor.
- 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 Vendor 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, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 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 Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser 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 Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively Representations).

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully



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

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described in the Schedule below, being sali land measuring 10 (ten) decimal, out of total 94 ((ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, recorded in L.R. *Khatian* No. 2818, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 38,00,000/- (Rupees thirty eight lac) only paid by the Purchaser to the Vendor receipt of which the Vendor 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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors in title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the



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Rajarhat, New Town, North 24-Pgs

21 FEB 2010

Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.



Additional District Sub-Registrar,
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- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser 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)**

Sali land measuring 10 (ten) decimal, out of total 94 (ninety four) decimal, comprised in R.S./L.R. *Dag* No. 917, recorded in L.R. *Khatian* No. 2818, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, more or less and delineated on **Plan** attached hereto and butted and bounded of said property as follows:

Butted and bounded	
On the North	: By RS/LR <i>Dag</i> No. 917 (P) Culcatta Reality Pvt. Ltd.
On the East	: By RS/LR <i>Dag</i> No. 917 (P) Pushti Builders Pvt. Ltd.
On the South	: By RS/LR <i>Dag</i> No. 919
On the West	: By RS/LR <i>Dag</i> No.917 (P) Indivar Citydevelopers Pvt. Ltd.

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.

Summary of the Said Property

<i>Mouza</i>			Kalikapur			
Sl. No.	R.S/L. R <i>Dag</i> No.	Total Area (in decimal)	L.R. Khatian No	Sold Share	Name of the Recorded Owner	Said Property (Mrk As)
1	917	94	2818	0.1064	Padmesh Heights Private Limited	10 Decimal Said Property



**Additional District Sub-Registrar
Rajerhat, New Town, North 24-Pgs**

21 FEB 2018

9. Execution and Delivery

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

PADMESH HEIGHTS PRIVATE LIMITED

[Handwritten Signature]

Director

(Padmesh Heights Private Limited)
[Vendor]

Skyscraper Real Estate Private Limited

[Handwritten Signature]

Director

(Skyscraper Real Estate Private Limited)
[Purchaser]

Witnesses:

Signature *[Handwritten Signature]*

Signature *[Handwritten Signature]*

Name ADITYA DIWAN

Name NIRNETA DAS

Drafted by:

[Handwritten Signature]

Ayusman Dey
Advocate

High Court Calcutta

Enrolment No. F/946/763/2012



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

21 FEB 2018

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 38,00,000/- (Rupees thirty eight lac) only towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq No.074213	08/02/2018	Axis Bank Ltd	5,00,000/-
Chq No.074214	13/02/2018	Axis Bank Ltd	10,00,000/-
Chq No.074215	19/02/2018	Axis Bank Ltd	23,00,000/-

PADMESH HEIGHTS PRIVATE LIMITED

[Handwritten Signature]

Director

(Padmesh Heights Private Limited)
[Vendor]

Witnesses:

Signature *Aaditya Diwan*

Name ADITYA DIWAN

Father's Name ASHOK DIWAN

Address 92/1, Adpora Road
KOL - 27.

Signature *Nirjeta Das*

Name NIRJETA DAS

Father's Name Vivekananda Das

Address T-68, Toporia Main Road,
Kolkata - 157



Additional District Sub-Registrar
Rajerhat, New Town, North 24-PGS

21 FEB 2018

SITE PLAN OF R.S./IL. R. DAG. NO.- 917 AT MOUZA - KALIKAPUR , J. L. NO.-40, P.S.-RAJARHAT. DIST.- NORTH 24 PARGANAS. UNDER PATHARGHATA GRAM PANCHAYET.

SCALE : N.T.S.



PADMESH HEIGHTS PRIVATE LIMITED

[Handwritten Signature]

Director/

Skyscraper Real Estate Private Limited

[Handwritten Signature]

Director

REFERENCE

R.S./L.R. DAG NO.	AREA IN		
	MARKET NO.	AREA (IN DEC.)	MARKED BY
917 (P)	2818	10 DEC.	

SIGNATURE OF VENDOR


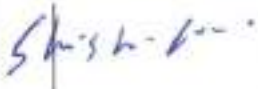











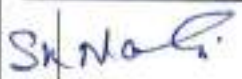






















SIGNATURE OF PURCHASER



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

21 FEB 2018

SPECIMEN FORM TEN FINGER PRINTS

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



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

21 FEB 2018

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

GRN: 19-201718-017974306-1 Payment Mode Online Payment
GRN Date: 19/02/2018 13:42:33 Bank: AXIS Bank
BRN: 6645102 BRN Date: 19/02/2018 13:41:22

DEPOSITOR'S DETAILS

Id No. : 15230000232007/2/2018
[Query No./Query Year]
Name : SKYSCRAPE RREALSTATE PVT LTD
Contact No. : 09836971257 Mobile No. : +91-9051033251
E-mail :
Address : T68 TEGHORIA MAIN ROAD NEAR LOKENATH MONDIR
Applicant Name : Mr Mintu Paul
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale; Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000232007/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	189020
2	15230000232007/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	38014

In Words : Rupees Two Lakh Twenty Seven Thousand Thirty Four only
Total 227034



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PDMESH HEIGHTS PRIVATE LIMITED
17/01/2014
Permanent Account Number
AAHCP5420H
Signature



PDMESH HEIGHTS PRIVATE LIMITED
K. K. Singh
Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMESH KUMAR JALAN

JOYGOBIND JALAN

17/12/1962

Permanent Account Number

ACLPJ8247K

Ramesh Kumar Jalan
Signature



15/01/2013

Ramesh Kumar Jalan





आयकर विभाग
INCOME TAX DEPARTMENT
SKYSCRAPER REAL ESTATE PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



31/01/2012

Permanent Account Number
AAOCS9845J



Major Information of the Deed

Deed No :	I-1523-02064/2018	Date of Registration	21/02/2018
Query No / Year	1523-0000232007/2018	Office where deed is registered	
Query Date	12/02/2018 6:06:04 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Mintu Paul T - 68, TEGHORIA MAIN ROAD, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9051033251, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 38,00,000/-	Rs. 38,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,90,020/- (Article 23)	Rs. 38,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

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	LR-917	LR-2818	Bastu	Shali	10 Dec	38,00,000/-	38,00,000/-	
Grand Total :					10Dec	38,00,000 /-	38,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Padmesh Heights Private Limited 6A, Tara Chand Dutta Street, First Floor, P.O.- Girish Park, P.S.- Girish Park, District-Kolkata, West Bengal, India, PIN - 700073, PAN No.: AAHCP5420H, Status :Organization, Executed by: Representative, Executed by: Representative



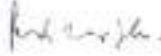





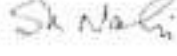
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Skyscraper Real Estate Private Limited T - 68, TEGHORIA MAIN ROAD, P.O.- Hatiara, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No.: AAQCS9845J, Status :Organization, Executed by: Representative


Major Information of the Deed :- I-1523-02064/2018-21/02/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Ramesh Kumar Jalan Son of Joy Govind Jalan Date of Execution - 21/02/2018, , Admitted by: Self, Date of Admission: 21/02/2018, Place of Admission of Execution: Office	 <small>Feb 21 2018 2:53PM</small>	 <small>LTI 21/02/2018</small>	 <small>21/02/2018</small>
	59, B. C. Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACLPJ8247K Status : Representative, Representative of : Padmesh Heights Private Limited (as DIRECTOR)			
2	Name Shishir Gupta Son of Late Shree Bhagwan Gupta Date of Execution - 21/02/2018, , Admitted by: Self, Date of Admission: 21/02/2018, Place of Admission of Execution: Office	 <small>Feb 21 2018 2:50PM</small>	 <small>LTI 21/02/2018</small>	 <small>21/02/2018</small>
	T - 68, TEGHORIA MAIN ROAD, P.O - Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Skyscraper Real Estate Private Limited (as DIRECTOR)			
3	Name Shaikh Nasir (Presentant) Son of Late Shaikh Rashid Date of Execution - 21/02/2018, , Admitted by: Self, Date of Admission: 21/02/2018, Place of Admission of Execution: Office	 <small>Feb 21 2018 2:47PM</small>	 <small>LTI 21/02/2018</small>	 <small>21/02/2018</small>
	T - 68, TEGHORIA MAIN ROAD, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Skyscraper Real Estate Private Limited (as DIRECTOR)			

Identifier Details :

Name & address	
Mintu Paul Son of Subhas Chandra Paul T - 68, TEGHORIA MAIN ROAD, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Ramesh Kumar Jalan, Shishir Gupta, Shaikh Nasir	21/02/2018
	

Major Information of the Deed :- I-1523-02064/2018-21/02/2018



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
3	Padmesh Heights Private Limited	Skyscraper Real Estate Private Limited-10 Dec

Endorsement For Deed Number : I - 152302064 / 2018

On 21-02-2018

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

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

Presented for registration at 14:28 hrs on 21-02-2018, at the Office of the A.D.S.R. RAJARHAT by Shaikh Nasir ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,00,000/-

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

Execution is admitted on 21-02-2018 by Ramesh Kumar Jalan, DIRECTOR, Padmesh Heights Private Limited, 6A, Tara Chand Dutta Street, First Floor, P.O:- Girish Park, P.S:- Girish Park, District-Kolkata, West Bengal, India, PIN - 700073

Identified by Mintu Paul, , Son of Subhas Chandra Paul, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 21-02-2018 by Shishir Gupta, DIRECTOR, Skyscraper Real Estate Private Limited, T - 68, TEGHORIA MAIN ROAD, P.O:- Hatiara, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mintu Paul, , Son of Subhas Chandra Paul, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 21-02-2018 by Shaikh Nasir, DIRECTOR, Skyscraper Real Estate Private Limited, T - 68, TEGHORIA MAIN ROAD, P.O:- Hatiara, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mintu Paul, , Son of Subhas Chandra Paul, T - 68, TEGHORIA MAIN ROAD, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,014/- (A(1) = Rs 38,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2018 1:41PM with Govt. Ref. No: 192017180179743061 on 19-02-2018, Amount Rs: 38,014/-, Bank AXIS Bank (UTIB0000005), Ref. No. 6645102 on 19-02-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1523-02064/2018-21/02/2018



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,90,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,89,020/-

Description of Stamp

- 1. Stamp: Type: Impressed, Serial no 3127, Amount: Rs.1,000/-, Date of Purchase: 12/02/2018, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 19/02/2018 1:41PM with Govt. Ref. No: 192017180179743061 on 19-02-2018, Amount Rs: 1,89,020/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 6645102 on 19-02-2018, Head of Account 0030-02-103-003-02



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

Major information of the Deed :- I-1523-02064/2018-21/02/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 80988 to 81009
being No 152302064 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.03.06 15:00:43 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 03/06/2018 3:00:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

