

SL.No. 000619/17

I- 626/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 763505

Q.No. 16131000042832/17

certified that the document is admitted
for registration and that the photo
sheet and finger print sheet attached with
this document is the part of this document.

Addl Dist. Sub-Registrar, Bishnupur

13 FEB 2017

Conveyance

1. Date: 13-02-2017.
2. Nature of Document: Deed of Sale
3. Parties: Collectively the following which will include their respective successors-in-interest:

212996

Salma Residency Pvt Ltd

NAME.....
ADD.....
Rs.....
07 FEB 2017
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Dist. Sub-Registrar
Kol-1

07 FEB 2017



Abhay Kumar Sircar
S/o Late Haridas Sircar
1, N. S. Road,
P.O. C. P.O., P.S. Hare Street
Kolkata - 700 001

Audl. Dist. Sub-Registrar, Bishnupur
District: South 24 Pgs.

13 FEB 2017

- 1 **Vendor: Salmon Residency Private Limited**, a company duly incorporated under the Companies Act, 2013, having its registered office at Diamond Harbour Road, under P.S. Bishnupur, Post Office Joka, District South 24-Parganas, Kolkata- 700 104, West Bengal, having its PAN AAWCS6008H of the **One Part**, represented by its Authorised Signatory Sri Santosh Agarwal, son of Late Motilal Agarwal, by faith Hindu, by Occupation Service, residing at 130, Dakshindari Road, Kolkata-700 048 under P.S. Lake Town, Post Office Shreebhumi having his PAN AGQPA9976M.

AND

3.2 Purchasers: Collectively the following of the **Other Part**:

- 3.2.1 Bluesky Niketan Private Limited**, a company duly incorporated under the Companies Act, 2013, having its registered office at Diamond Harbour Road, under P.S. Bishnupur, Post Office Joka, District South 24-Parganas, Kolkata- 700 104, West Bengal, having its PAN AAGCB4804L,
- 3.2.2 Nettles Devcon Priyate Limited**, a company duly incorporated under the Companies Act, 2013, having its registered office at Diamond Harbour Road, under P.S. Bishnupur, Post Office Joka, District South 24-Parganas, Kolkata- 700 104, West Bengal, having its PAN AAFCN0691L, both the Purchasers represented by its Authorised Signatory Sri Jitendra Kumar Singh, son of Late Ramchabila Singh., by faith Hindu, by Occupation Service, residing at 2, Dakshinpara, 3rd Lane, Rishra, Dist- Hooghly-712 250. under P.S. Rishra, Post office Morepukur having his PAN ENOPS1448K.
4. **Subject Matter of Sale:** 6 Decimals of "Doba" land in R.S. and L.R. Dag No.53 situated in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas morefully described in the **Schedule** hereto (the "Said Property").
5. **Background:**
- 5.1 By a Conveyance dated 3rd February 2016, registered with the District Sub-Registrar-IV, in Book No.I, Volume No. 1604-2016, Pages 33583 to 33606, Being Ded No. 160401166 for the Year 2016, **Syntech Products Private Limited**, a company duly incorporated under the Companies Act, 1956, having its registered office at Unit No. T-461/561, 6th Floor, Sector-II, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai-400 614, Maharashtra, under P.S. CBD Belapur, Post Office Belapur, having its PAN AAHCS6063M, had sold, transferred and conveyed *inter alia* the Said Property to the Vendor herein.

- 2 Thus, the Vendor is the sole and absolute owner of and fully seized and possessed of the Said Property free from all encumbrances of every nature and kind.
- 5.3 After having become the owner of the Said Property, the Vendor had mutated its name in the records of the concerned B.L. and L.R.O. in L.R. Khatian No.4368.
- 5.4 Upon being approached by the Purchasers, the Vendor has agreed to sell the Said Property and this Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchasers.

6. Now this deed witnesses:

- 6.1 Sale:** At and for the consideration mentioned in Clause 6.2, the Vendor doth hereby sell and convey to the Purchasers the Said Property in equal undivided share (3 decimals of land to each of the Purchasers), absolutely and free from all encumbrances, which the Purchasers shall Have And Hold forever hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.
- 6.2 Consideration:** This sale of the Said Property is being made by the Vendor at and for the total Consideration of Rs.9,00,000/- (Rupees Nine Lacs) only, the entirety of which has been paid by the Purchasers to the Vendor at or before the execution hereof, the receipt whereof the Vendor hereby and by the Memo of Consideration below admits and acknowledges and releases the Purchasers and the Said Property of and from the same.
- 6.3 Possession:** Vacant, peaceful and khas possession of the Said Property has been handed over by the Vendor to the Purchasers, which the Purchaser doth hereby admit and acknowledge.
- 6.4 Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchasers, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchasers to the Said Property or more effectually transferring the Said Property to the Purchasers.
- 6.5 Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchasers saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchasers may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Said Property or any part thereof, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchasers, if any.

Schedule
[Subject Matter of Sale]
[The Said Property]

6 Decimals of "Doba" land, be the same a little more or less, in R.S. & L.R. Dag No.53 recorded in L.R. Khatian No. 4368 (previous L.R. Khatian No. 2381, R.S. Khatian No.112) in Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, under Gram Panchayat Kulerdari, District South 24 Parganas TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the plan annexed hereto and bordered **RED** thereon.

7. **Execution and delivery:** In witness whereof the parties hereto have executed these presents on the day, month and year first mentioned above.

**Executed and Delivered by the
Vendor at Kolkata in the presence of:**

1. *Anupam*
1. N. S. Road
Kolkata - 700001
2. *Abhay Kumar Saxena*
1. N. S. Road
Kolkata - 700001

Salmon Residency Private Limited

Santosh Agarwal
Authorised Signatory

**Executed and Delivered by the
Purchasers at Kolkata in the presence of:**

1. *Abhay Kumar Saxena*
1. N. S. Road
Kolkata - 700001
2. *Rakesh Barua*
Barraekpur (Ichapur)
(M) 24 Pgs, Pin- 743144

Bluesky Niketan Private Limited

Jitendra Kr Singh
Authorised Signatory

Nettles Devcon Private Limited

Jitendra K. Singh
Authorised Signatory

Drafted by me

Receipt and Memo of Consideration

The Vendor confirms having received from the Purchasers the sum of **Rs.9,00,000/-** (Rupees Nine Lacs) only towards part consideration for Sale of the Said Property in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)	Paid By
06/02/17	CHEQUE	866189	TMB	KOLHATA	4,50,000/-	NETTLES DEVCON PVT LTD
06/02/17	CHEQUE	866741	TMB	KOLKATA	4,50,000/-	BLUESKY NIKETAN PVT LTD

Total Rs. 9,00,000/-

(Rupees Nine Lacs only) only

Salmon Residency Private Limited

Santosh Agarwal
Authorised Signatory

Vendor

Witnesses:

1. Anand
1, N. S. Road
Kolkata - 700001

2. Rakesh Barua
Barraclough (Ichapur)
(N) 24 Pgs Pin-743144

Nettles Devcon Private Limited
Tilendra K. Singh
Authorised Signatory

Bluesky Niketan Private Limited
Tilendra K. Singh
Authorised Signatory

SITE PLAN OF PLOT OF LAND UNDER L.R. DAG NO. 53(R.S. DAG NO.53) UNDER MOUZA DAULATPUR, JL NO.79, P.S. BISHNUPUR, DIST- SOUTH 24 PARGANAS.

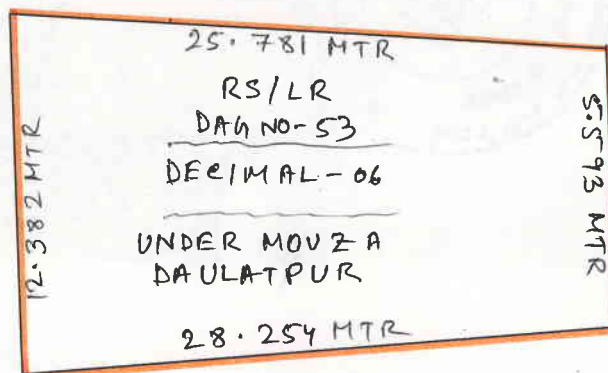
TABLE SHOWING AREA DETAILS

DAG NO. RS/LR	AREA OF LAND IN DECIMAL	UNDER MOUZA
53	06	Daulatpur



PROPERTY OF M/S. JYOTSHNADIP REALTY PVT. LTD.
DAG NO. 51(P)

PROPERTY OF M/S. GLASSEYE DEVELOPERS PVT. LTD.
DAG NO. 52(P)



PROPERTY OF M/S. TRIWAVE DEVELOPERS PVT. LTD.
DAG NO-67(P)

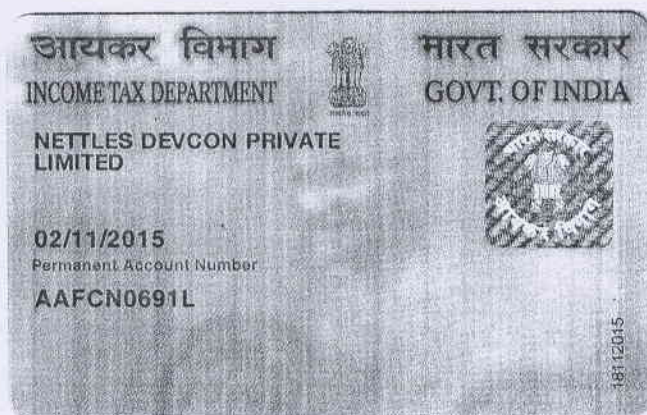
DAG NO. 54(P)
PROPERTY OF M/S. SUPERWELL REAL ESTATE PVT. LTD

Salmon Residency Private Limited
Santosh Agarwal
Authorised Signatory

Bluesky Niketan Private Limited
Tilendra K. Singh
Authorised Signatory

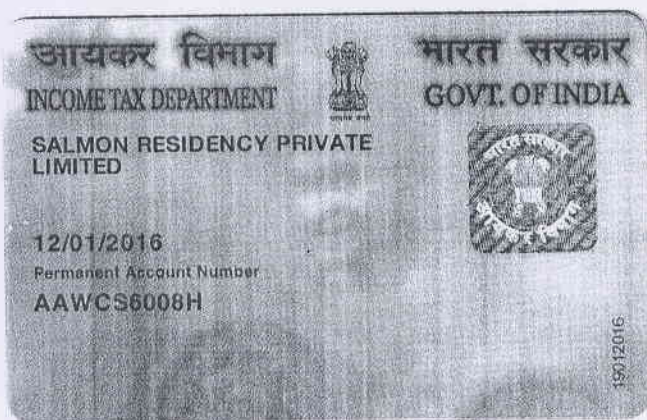
Nettles Devcon Private Limited
Tilendra K. Singh
Authorised Signatory

	SKETCH MAP OF THE SITE PLAN			
	DATE:-	DWG NO.	REV :	0
	DATE:-	SCALE : NOT TO SCALE	REV DATE	



Nettles Devcon Private Limited

Jitendra Kumar Singh
Authorised Signatory



Salmon Residency Private Limited

Santosh Agarwal
Authorised Signatory



Bluesky Niketan Private Limited

Intendhi K. Singh
Authorised Signatory

WB/20/139/612879

ঠিকানা:
130, দাক্ষিণদারী রোড, লেক টাউন, উত্তর-২৪ পরগণা,
700048

Address:
130, DAKSHINDARI ROAD, LAKE TOWN,
NORTH 24 PARGANAS, 700048

Date: 16/02/2011

116-বিধান নগর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Registration Officer of the Electoral
116-Bidhannagar Constituency

নিবন্ধন পরিবর্তন হলে নতুন ঠিকানা জোড়ায় লিখতে হবে ওয়ার্ড ও এসসি
নম্বরের নতুন নম্বর পরিবর্তন করা হয়েছে এমন নির্দেশিত বর্ডে এই
বিজ্ঞপ্তিতে বর্ণিত ঠিকানা উল্লেখ
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

000009

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/20/139/612879




নিবন্ধকের নাম : সন্তোষ আগরওয়াল
Elector's Name : Santosh Agarwal
পিতার নাম : মোতিনাল
Father's Name : Motilal Agarwal
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 21/06/1969

Santosh Agarwal
for Registration Officer



Santosh Agarwal
use for Register Purpose



Jitendra K. Singh.


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD **MHD1783133**
পরিচয় পত্র




Elector's Name	Jitendra Kumar Singh
নির্বাচকের নাম	জীতেন্দ্র কুমার সিং
Father's Name	Ramchabila
পিতার নাম	রামছবিলা
Sex	M
লিঙ্গ	পু
Age as on 1.1.2000	20
১.১.২০০০-এ বয়স	২০

Jitendra K. Singh

Address
2 Saudamini Nagar rishra Srirampur
712205

ঠিকানা
২ সৌদামিনী নগর রিষড়া শ্রীরামপুর হুগলী ৭১২২০৫


Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক
For 181-Champdani
Assembly Constituency
১৮১-চাঁপদানি
বিধানসভা নির্বাচন ক্ষেত্র

Place
স্থান হুগলী
Date 09.09.2000
তারিখ ০৯.০৯.২০০০

Intendra Kr. Singh

























भारतीय स्टेट बैंक
State Bank of India
The Banker to Every Indian

7/626/17

E-Receipt	
Government of WESTBENGAL Finance Department	
Name of the Depositor	DTC SECURITIES LTD.
Challan Amount	54823.00
Government Reference Number	192016170044815491
Bank Reference Number	CKB6285810
Transaction Date and Time	13-Feb-2017 02:34:30 PM
Status	Success

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 Jitendra Kr Singh					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Sahil Ash Agarwal					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Major Information of the Deed

No :	I-1613-00626/2017	Date of Registration	13/02/2017
ry No / Year	1613-1000042832/2017	Office where deed is registered	
ery Date	13/02/2017 11:28:35 AM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kamala Maity Amtala,Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9883038901, Status :Others		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 9,00,000/-		Rs. 9,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 45,020/- (Article:23)		Rs. 9,903/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-53		Organisati on	Doba	6 Dec	9,00,000/-	9,00,000/-	
Grand Total :					6Dec	9,00,000 /-	9,00,000 /-	

Seller Details :



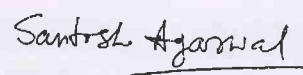
SI No	Name,Address,Photo,Finger print and Signature
1	SALMON RESIDENCY PRIVATE LIMITED , Diamond Harbour Road, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 PAN No. AAWCS6008H, Status :Organization, Executed by: Representative

Buyer Details :



SI No	Name,Address,Photo,Finger print and Signature
1	BLUESKY NIKETAN PRIVATE LIMITED , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No. AAGCB4804L, Status :Organization
2	NETTLES DEVCON PRIVATE LIMITED , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No. AAFNCN0691L, Status :Organization

Identifying Details :

Name, Address, Photo, Finger print and Signature


Name	Photo	Finger Print	Signature
Shri Santosh Agarwal Son of Late Motilal Agarwal Date of Execution - 13/02/2017, , Admitted by: Self, Date of Admission: 13/02/2017, Place of Admission of Execution: Office			
Feb 13 2017 2:26PM	LTI 13/02/2017		13/02/2017

, 130 Dakshindari Road, P.O:- Shreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGQPA9976M, Status : Representative, Representative of : SALMON RESIDENCY PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Name	Photo	Finger Print	Signature
Shri Jitendra Kumar Singh Son of Late Ramchabila Singh Date of Execution - 13/02/2017, , Admitted by: Self, Date of Admission: 13/02/2017, Place of Admission of Execution: Office			
Feb 13 2017 2:25PM	LTI 13/02/2017		13/02/2017

, 2 Dakshin Para, 3rd Lane, Rishra, P.O:- Morepukur, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ENOPS1448K, Status : Representative, Representative of : BLUESKY NIKETAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), NETTLES DEVCON PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address	
Shri Abhay Kumar Saxena Son of Late Haridas Saxena , 1 Nefaji Subhas Road, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Santosh Agarwal, Shri Jitendra Kumar Singh	13/02/2017
	

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

Deed under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Deed presented for registration at 14:11 hrs on 13-02-2017, at the Office of the A.D.S.R. BISHNUPUR by Shri Santosh Agarwal .

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 9,00,000/-

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

Execution is admitted on 13-02-2017 by Shri Santosh Agarwal, AUTHORISED SIGNATORY, SALMON RESIDENCY PRIVATE LIMITED, , Diamond Harbour Road, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503

Indetified by Shri Abhay Kumar Saxena, , Son of Late Haridas Saxena, , 1 Netaji Subhas Road, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 13-02-2017 by Shri Jitendra Kumar Singh, AUTHORISED SIGNATORY, BLUESKY NIKETAN PRIVATE LIMITED, , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, NETTLES DEVCON PRIVATE LIMITED, , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Shri Abhay Kumar Saxena, , Son of Late Haridas Saxena, , 1 Netaji Subhas Road, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,903/- (A(1) = Rs 9,889/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,903/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2017 2:14PM with Govt. Ref. No: 192016170044815491 on 13-02-2017, Amount Rs: 9,903/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKB6285810 on 13-02-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 45,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 44,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 212496, Amount: Rs.100/-, Date of Purchase: 07/02/2017, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2017 2:14PM with Govt. Ref. No: 192016170044815491 on 13-02-2017, Amount Rs: 44,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKB6285810 on 13-02-2017, Head of Account 0030-02-103-003-02



Abu Hena Mobassir
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
e number 1613-2017, Page from 12802 to 12826
g No 161300626 for the year 2017.



Digitally signed by ABU HENA
MOBASSIR
Date: 2017.02.14 16:24:26 +05:30
Reason: Digital Signing of Deed.

(Abu Hena Mobassir) 14-Feb-17 4:24:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.