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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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1/116470/17

2:19/4/17

12-362

Saha
2344
no 1657000

verified 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

19 APR 2017

Conveyance

1. Date: 19-04-2017
2. Nature of Document: Deed of Sale
3. Parties: Collectively the following which will include their respective successors-in-interest:

145212

Sold to.....
 Address.....
 Value.....

P. K. DAS, Adv.
 Sealdah Court

3 0 MAR 2017

L.S.V., High Court
 Abhiyanta
 High Court



Abhay Kumar Saxena
 Abhay Kumar Saxena
 S/o Late Hari Das Saxena
 I, N.S. Road
 Kolkata - 700001

Addl. Dist. Sub-Registrar, Bishnupur
 District: Jowh 24 Parganas

19 APR 2017

3.1 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 Allworth Complex 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 AANCA8818N, vide Khaitan No. 4468

3.2.2 Uniworth Complex 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 AABCU8694E,

3.2.3 Livehigh Towers 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 AACCL9509L, all the Purchasers represented by their 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: 11 Decimals of "Doba" land in R.S. and L.R. Dag No.11 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 Deed 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.
- 5.2 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 undivided share (4 Decimals of land to Purchasers No.1 & 2 each and 3 Decimals of land to Purchaser No.3), 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.16,50,000/- (Rupees Sixteen Lacs Fifty Thousand) 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 Purchasers do 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]

11 Decimals of "Doba" land, be the same a little more or less, in R.S. & L.R. Dag No.11 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. *Abhay Kumar Saxena*
S/o Late Hari Das Saxena
1 N. S. Road.
Kolkata - 700001

2. *Kamali Maity.*
Amtada

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

- 1.
2. *Asit Banerjee*
1. N. S. Road

Salmon Residency Private Limited
Santosh Agarwal
Authorised Signatory

Allworth Complex Private Limited
Titendra Kr. Singh.
Authorised Signatory

Uniworth Complex Private Limited
Titendra Kr. Singh.
Authorised Signatory

Livehigh Towers Private Limited
Titendra Kr. Singh.

Receipt and Memo of Consideration

The Vendor confirms having received from the Purchasers the sum of **Rs. 16,50,000/- (Rupees Sixteen Lacs Fifty Thousand)** only towards consideration for Sale of the Said Property in the manner following:

<u>Date</u>	<u>Mode</u>	<u>Number</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>	<u>Paid By</u>
12.04.17	Cheque	871197	Tamilnad Mercantile Bank Limited	Kolkata	6,00,000/-	Allworth Complex Private Limited
12.04.17	Cheque	866542	Tamilnad Mercantile Bank Limited	Kolkata	6,00,000/-	Uniworth Complex Private Limited
12.04.17	Cheque	866344	Tamilnad Mercantile Bank Limited ,	Kolkata	4,50,000/-	Livehigh Towers Private Limited

Total Rs. 16,50,000/-

(Rupees Sixteen Lacs Fifty Thousand) only

Salmon Residency Private Limited

Santosh Agarwal

Authorised Signatory

Vendor

Witnesses:

1. *Abhay Kumar Saxena*
S/o Late Hari Das Saxena
1, N.S. Road.
Kolkata - 700001
2. *Ankur*
1, N.S. ROAD
KOL - 1

**SITE PLAN OF PLOT OF LAND UNDER L.R. DAG NO.11 (R.S. Dag no.11) UNDER
MOUZA DAULATPUR, JL NO.79, P.S. BISHNUPUR, DIST : SOUTH 24 PARGANA,S**

TABLE SHOWING AREA DETAILS

DAG NO RS/LR.	AREA OF LAND IN DECIMAL	UNDER MOUZA
11	11	DAULATPUR

Property of Vignhraj's Complex & ORS.
Dag no. 90 & 89



Property of Debduhr Mondal,
& ORS.

Dag no- 10 & 90



Dag no. 89
Property of M/s Beverlywood
Construction Pvt Ltd & ORS.

Dag no. 12
Property of Swarnyug Hirisehara
& ORS.

Salmon Residency Private Limited
Santosh Agarwal
Authorised Signatory

Livehigh Towers Private Limited

Jitendra K. Singh.
Authorised Signatory

Allworth Complex Private Limited

Jitendra K. Singh.
Authorised Signatory

Uniworth Complex Private Limited

Jitendra K. Singh.
Authorised Signatory

SKETCH MAP OF THE SITE PLAN



DATE:	DWG NO.	REV.	0
DEALT:	SCALE: NOT TO SCALE	REV DATE:	

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

GRN: 19-201718-000335554-1

GRN Date: 17/04/2017 11:36:11

BRN: CKC2091609

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 17/04/2017 11:37:23

17/4/17

DEPOSITOR'S DETAILS

Id No. : 16131000116470/3/2017
[Query No./Query Year]

Name : DTC SECURITIES LTD
Contact No. :
E-mail :
Address : 1, N.S. ROAD, KOLKATA - 700001
Applicant Name : Mr Kamala Maity
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16131000116470/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	16514
2	16131000116470/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	82420
Total				98934

In Words : Rupees Ninety Eight Thousand Nine Hundred Thirty Four only

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 পুং

Age as on 1.1.2000 20

১.১.২০০০-এ বয়স ২০

Address

2 Saudamini Nagar rishra Srirampur
712205

ঠিকানা

২ সৌদামিনী নগর রিশরা 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

आयकर विभाग
INCOME TAX DEPARTMENT

संघीय सरकार
GOVT. OF INDIA

JITENDRA KUMAR SINGH
RAM CHABILA SINGH
02/11/1980

Permanent Account Number
ENOPS1448K

*Jitendra K.
Singh*
Signature



Jitendra K Singh

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

LIVEHIGH TOWERS PRIVATE LIMITED

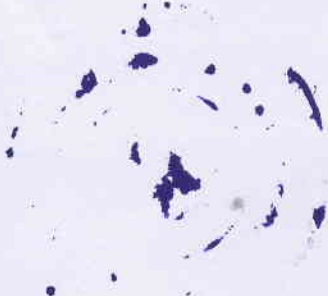


02/11/2015

Permanent Account Number

AACCL9509L

14112015



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

UNI WORTH COMPLEX PRIVATE
LIMITED



27/10/2015
Permanent Account Number

AABCU8694E

14112015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALLWORTH COMPLEX PRIVATE
LIMITED



04/11/2015

Permanent Account Number

AANCA8818N


11/11/2015


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

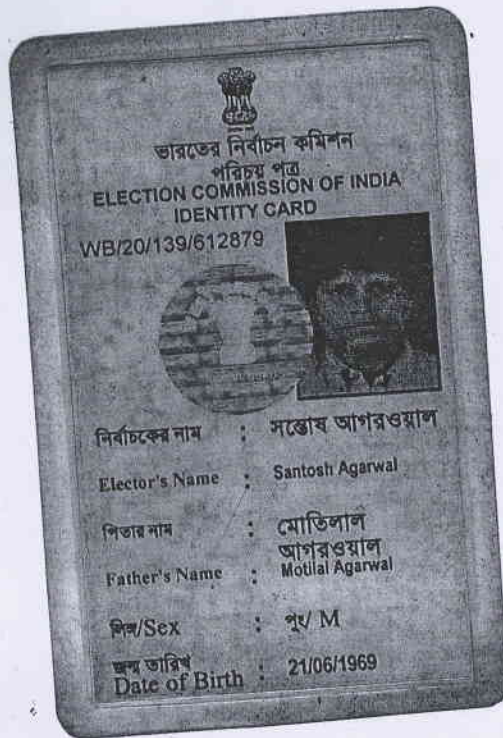
SANTOSH AGARWAL
MOTILAL AGARWAL
21/06/1969

Permanent Account Number
AGQPA9976M

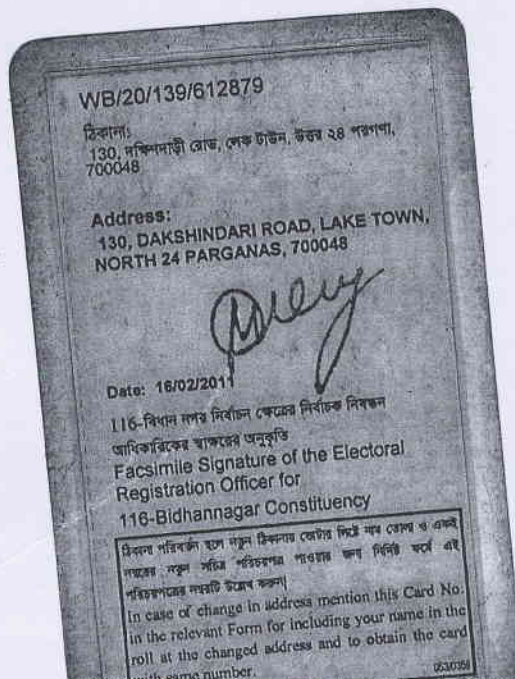

Signature



Santosh Agarwal
use for Registering purpose only



Santosh Agarwal
use for Registering Purpose





Itendar K. Singh

বামহস্ত

ডানহস্ত

বৃদ্ধাসুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



Santosh Agarwal

বামহস্ত

ডানহস্ত

বৃদ্ধাসুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ফটো

বামহস্ত

ডানহস্ত

বৃদ্ধাসুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

বামহস্ত

বৃদ্ধাসুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

Major Information of the Deed

Deed No :	I-1613-01841/2017	Date of Registration	19/04/2017
Query No / Year	1613-1000116470/2017	Office where deed is registered	
Query Date	10/04/2017 5:08:58 PM	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. : 9999999999, 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. 16,50,000/-	Rs. 16,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 82,520/- (Article:23)	Rs. 16,514/- (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 Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11		Organisati on	Doba	11 Dec	16,50,000/-	16,50,000/-	
Grand Total :					11Dec	16,50,000 /-	16,50,000 /-	



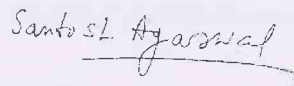


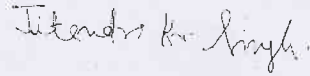
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SALMON RESIDENCY PRIVATE LIMITED (Public Limited Company) , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No.:AAWCS6008HStatus :Organization, Executed by: Representative

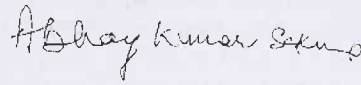
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ALLWORTH COMPLEX PRIVATE LIMITED (Private Limited Company) , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No.:AANCA8818NStatus :Organization
2	UNIWORTH COMPLEX PRIVATE LIMITED (Private Limited Company) , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No.:AABCU8694EStatus :Organization
3	LIVEHIGH TOWER PRIVATE LIMITED (Private Limited Company) , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No.:AACCL9509LStatus :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Santosh Agarwal (Presentant) Son of Late Motilal Agarwal Date of Execution - 19/04/2017, , Admitted by: Self, Date of Admission: 19/04/2017, Place of Admission of Execution: Office	Photo  Apr 19 2017 1:07PM	Finger Print  LTI 19/04/2017	Signature  19/04/2017
, 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: Service, Citizen of: India, PAN No.:AGQPA9976M Status : Representative, Representative of : SALMON RESIDENCY PRIVATE LIMITED (as authorised signatory)				
2	Name Shri Jitendra Kumar Singh Son of Late Ramchabila Singh Date of Execution - 19/04/2017, , Admitted by: Self, Date of Admission: 19/04/2017, Place of Admission of Execution: Office	Photo  Apr 19 2017 1:06PM	Finger Print  LTI 19/04/2017	Signature  19/04/2017
, 2, Dakshinpara, 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 : ALLWORTH COMPLEX PRIVATE LIMITED (as authorised signatory), UNIWORTH COMPLEX PRIVATE LIMITED (as authorised signatory), LIVEHIGH TOWER PRIVATE LIMITED (as authorised signatory)				

Identifier Details :

Name & address	
Mr Abhay Kumar Saxena Son of Late Haridas Saxena , 1 Netaji 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	19/04/2017 

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SALMON RESIDENCY PRIVATE LIMITED	ALLWORTH COMPLEX PRIVATE LIMITED-3.66667 Dec, UNIWORTH COMPLEX PRIVATE LIMITED-3.66667 Dec, LIVEHIGH TOWER PRIVATE LIMITED-3.66667 Dec

Endorsement For Deed Number : I - 161301841 / 2017

On 10-04-2017

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 16,50,000/-



Debashis Kumar Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 19-04-2017

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 12:36 hrs on 19-04-2017, at the Office of the A.D.S.R. BISHNUPUR by Shri Santosh Agarwal ,.

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

Execution is admitted on 19-04-2017 by Shri Santosh Agarwal, authorised signatory, SALMON RESIDENCY PRIVATE LIMITED (Public Limited Company), , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr 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 19-04-2017 by Shri Jitendra Kumar Singh, authorised signatory, ALLWORTH COMPLEX PRIVATE LIMITED (Private Limited Company), , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; authorised signatory, UNIWORTH COMPLEX PRIVATE LIMITED (Private Limited Company), , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; authorised signatory, LIVEHIGH TOWER PRIVATE LIMITED (Private Limited Company), , Diamond Harbour Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr 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 16,514/- (A(1) = Rs 16,500/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/04/2017 11:37AM with Govt. Ref. No: 192017180003355541 on 17-04-2017, Amount Rs: 16,514/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2091609 on 17-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required **Stamp Duty payable** for this document is Rs. 82,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 82,420/-

Description of Stamp

1. Stamp: Type: **Impressed**, Serial no 145212, Amount: Rs.100/-, Date of Purchase: 30/03/2017, Vendor name: P K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on **17/04/2017 11:37AM** with Govt. Ref. No: 192017180003355541 on 17-04-2017, Amount Rs: 82,420/-, Bank: **State Bank of India** (SBIN0000001), Ref. No. CKC2091609 on 17-04-2017, Head of Account 0030-02-103-003-02



Debashis Kumar Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



Debashis Kumar Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1613-2017, Page from 37588 to 37606
being No 161301841 for the year 2017.



Digitally signed by DEBASHIS BASU
Date: 2017.04.20 17:53:09 +05:30
Reason: Digital Signing of Deed.

(Debashis Kumar Basu) 20-Apr-17 5:53:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.