

3725/2023

D-4017/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.
III

AN 305187

CASE NO - 448/23

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

Additional Registrar
of Assurances-III, Kolkata

Additional Registrar of
Assurances III Kolkata

21 JUN 2023

THIS DEED OF CONVEYANCE made on this 29th day of
MAY Two Thousand and Twenty Three.

BETWEEN

(1) (SMT.) KRISHNA SENGUPTA (having PAN: ALUPS4458D and AADHAR NO. 744320596306) Wife of Late Dipak Kumar Sengupta. by Nationality Indian, residing at 53 Block "D" Bangur Avenue, South Dum Dum Municipality, Police Station- Lake Town, Post Office-Bangur, Pin Code- 700055 (2) (SMT.) SHABORI SEN (having OCI No: A388634) wife of Shri Tara Prakash Tripathi and daughter of Late Dipak Kumar Sengupta, by Nationality Citizen of United States of America presently residing at 1735, Redgate Farms Ct. Rockville MD 20850, USA, jointly referred to as "the VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs executors administrators legal representatives) of the ONE PART

J1. 250/-
J2. 100/-
350/-

5254

RAHUL PODDAR & COMPANY
ADVOCATES

10, Old Post Office Street
2nd Floor, Room No.-66
Kolkata-700 001
Phone-9746921386

NAME _____
ADD. _____
Re. 1141
29 MAY 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kefi

29 MAY 2023
29 MAY 2023

✓ Abhishek Kumar Bora



1141

✓ Abhishek Kumar Bora



1142

✓ K. Sengupta



1143

✓ Shabari Sen



1144

✓ Saurav Bhandari
H. Gobinda Chandra Bhandari
vill - Chandur
P.O. P.S. - Tarakeswar
Dist - Hooghly
Pin - 712410



Additional Registrar of
Assurances III Kolkata
29 MAY 2023



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240073493318

GRN Details

GRN: 192023240073493318 Payment Mode: SBI Epay
GRN Date: 29/05/2023 13:17:08 Bank/Gateway: SBIEPay Payment Gateway
BRN : 7343694320818 BRN Date: 29/05/2023 13:18:55
Gateway Ref ID: IGAPQOZDU5 Method: State Bank of India NB
GRIPS Payment ID: 290520232007349330 Payment Init. Date: 29/05/2023 13:17:08
Payment Status: Successful Payment Ref. No: 2001367431/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DIPAK KUMAR BAJAJ
Address: 35/1, Bangur Avenue, Block-D, P.O. Bangur Avenue, P.S. Lake Town,
District-North 24-Parganas, PIN:- 700055, West Bengal, India,
Mobile: 9831911843
Email: dkbajaj555@gmail.com
Period From (dd/mm/yyyy): 29/05/2023
Period To (dd/mm/yyyy): 29/05/2023
Payment Ref ID: 2001367431/2/2023
Dept Ref ID/DRN: 2001367431/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001367431/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	1425020
2	2001367431/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	285014

Total 1710034

IN WORDS: SEVENTEEN LAKH TEN THOUSAND THIRTY FOUR ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290520232007349330

GRIPS Payment Detail

GRIPS Payment ID:	290520232007349330	Payment Init. Date:	29/05/2023 13:17:08
Total Amount:	1710034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7343694320818	BRN Date:	29/05/2023 13:18:55
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

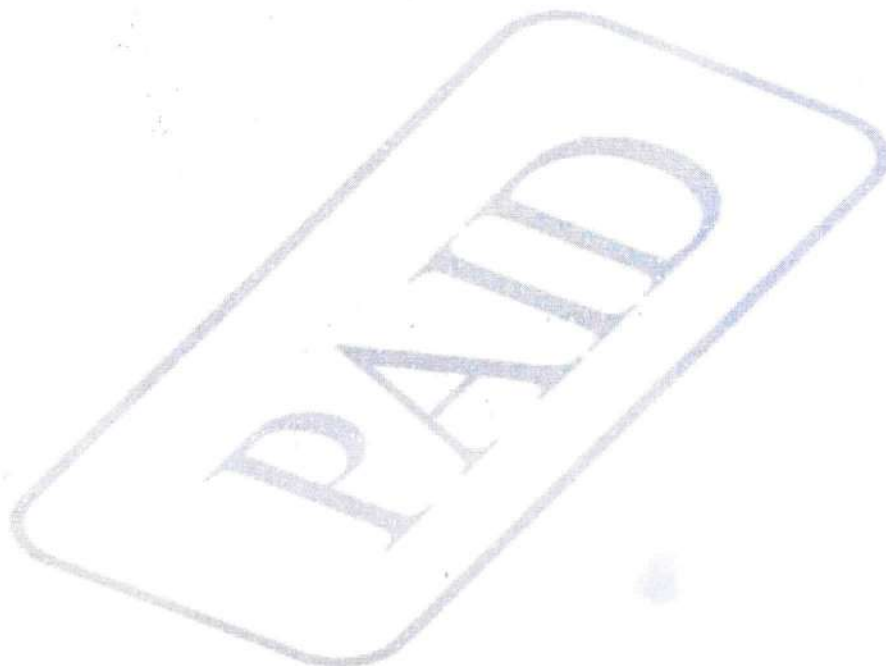
Depositor's Name: Mr DIPAK KUMAR BAJAJ
Mobile: 9831911843

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240073493318	Directorate of Registration & Stamp Revenue	1710034
Total			1710034

IN WORDS: SEVENTEEN LAKH TEN THOUSAND THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





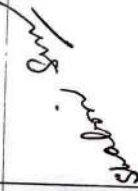
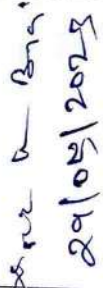
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19032001367431/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Krishna Sengupta 53 Block D, Bangur Avenue, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Seller		1142 	 29/05/23
2	Shabori Sen 1735, Redgate Farms CT. Rockville MD 20850, USA, City:- , Colorado, United States,	Seller		1143 	 29/05/23
3	Dipak Kumar Bajaj 35/1, Bangur Avenue, Block-D, City:- , P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Buyer [SKYHILL PROJECTS PRIVATE LIMITED]		1141 	 29/05/2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Saurav Bhandari Son of Late Gobinda Chandra Bhandari Village Chandur, City:- , P.O:- Tarakeswar, P.S:- Tarakeswar, District:- Hooghly, West Bengal, India, PIN:- 712410	Krishna Sengupta, Shabori Sen, Dipak Kumar Bajaj		1144 	Saurav Bhandari 29/05/2023


 (Samar Kumar Pramanick)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 III KOLKATA
 Kolkata, West Bengal

AND

SKYHILL PROJECTS PRIVATE LIMITED (having CIN U70109WB2022PTC255556) and (PAN ABICS9558F) a company within the meaning of the Companies Act, 2013 having its registered office at 35/1 Bangur Avenue, Block - D, 35/1 Bangur Avenue, Block - D, Kolkata - 700055, Police Station- Laketown, Post Office- Bangur, Kolkata- 700055 **represented by its Directors Mr. DIPAK KUMAR BAJAJ, (having PAN: ADXPB4655J and AADHAR NO. 791479201890)** son of Late Ramprasad Bajaj working for gain at 35/1 Bangur Avenue, Block - D, Police Station- Laketown, Post Office- Bangur, Kolkata- 700055 hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in interest and assigns) of the **OTHER PART:**

WHEREAS by a Deed of Conveyance dated June 07, 1946 and registered with Sub-Registrar Cossipore Dum Dum, in Book- I, Volume No. 26, Pages 178 to 183, Being No. 1547 for the year 1946, one Patilal Mondal for the consideration therein mentioned sold conveyed and transferred unto and to Mugneeram Bangur and Company ALL THAT piece and parcel of land being undivided one-half share in C.S. Plot No. 1308 at Mouza- Krishnapore, Police Station Dum Dum (Now Lake Town) in the District of North 24 Parganas.

WHEREAS by a Deed of Conveyance dated June 14, 1946 and registered with Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No.30, Pages 12 to 17, Being No 1622 for the year 1946, one Babulal Mondal for the consideration therein mentioned sold conveyed and transferred unto and to Mugneeram Bangur and Company, ALL THAT the balance undivided one-half share in the said C.S. Plot No. 1308 at the said Mouza- Krishnapore.

WHEREAS by a Deed of Conveyance dated July 05, 1946 and registered with Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 32, Pages 63 to 68, Being No 1877 for the year 1946, one Kangali Charan Mondal for the consideration therein mentioned sold conveyed and transferred unto and to Mugneeram Bangur and Company, ALL THAT piece and parcel of land being C.S. Plot No. 1309 at the said Mouza- Krishnapore.

WHEREAS by a Deed of Conveyance dated August 19, 1949, registered at Cossipore Dum Dum in Book No. I, Volume No. 54 Pages 1 to 52 Being No 3423 for the year 1946, one Ram Coowar Bangur, Naraindas Bangur, Gobindlal Bangur, Gokul Chand Bangur and Narsingdas

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Bangur as partners of Mugneeram Bangur and Company for the consideration therein mentioned sold, granted, transferred and conveyed to Amalgamated Development Limited, **ALL THAT** piece and parcel of land being the said C.S. Plot No. 1308 and 1309 of Mouza-Krishnapore, Police Station Dum Dum (Now Lake Town) in the District of North 24 Parganas.

AND WHEREAS the said Amalgamated Development Limited with a view to build a residential colony developed the said C.S. Plot No. 1308 and 1309 and other adjacent lands by leveling the same and constructed surface drains alongside the said road and divided the lands abutting the said roads into small building sites or plots numbered serially as 1,2,3 etc for identification and named the colony as "Bangur Avenue"

AND WHEREAS by a Sale deed dated August 03, 1964 and registered with Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 84, Pages 244 to 252, Being No 6449 for the year 1964, the said Amalgamated Development Limited, for the consideration therein mentioned sold conveyed and transferred unto and to one Pankaj Kanti Chakraborty, Parimal Kanti Chakraborty and Pijush Kanti Chakraborty (since deceased) **ALL THAT** Mourashi Mukrari land hereditaments and premises measuring 3 Cottahs 12 Chittaks and 21 square feet corresponding to 0.065acre a little more or less situate lying at and being Plot no. 53 of Block "D" in Bangur Avenue, within the Jurisdiction of South Dum Dum Municipality, Police Station- Dum Dum (at present Lake Town), Sub-registration office- Cossipore Dum Dum in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **Said PROPERTY**" and according to settlement records of rights finally published in 1931 the said plot number 53 is comprised in Pargana Calcutta, Mouza- Krishnapore (at Present Shyamnagar) J.L. No. 17, R.S. No. 180, Touzi Nos. 228 and 229 of 24 Parganas, Khatian No. 88, part of C.S. Plot Nos. 1308 and 1309 of Mouza- Krishnapore.

AND WHEREAS the said Pijush Kanti Chakraborty, a Hindu and governed by the Dayabhaga School of Hindu law, died intestate and unmarried and his 1/3rd undivided share in the said Property was inherited by his mother Jyotirmoyee Debi, absolutely.

AND WHEREAS by a Sale Deed dated April 03, 1984 and registered with DR Alipore in Book I Volume No. 128 Pages 222 to 232 Being No. 4639 for the year 1984, the said Pankaj Kanti Chakraborty, Parimal Kanti Chakraborty and Jyotirmoyee Debi, for the consideration therein mentioned sold conveyed and transferred unto and to one Dipak Kumar Sengupta (since deceased) **ALL THAT** the said Premises then

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recorded in holding no. 1105 (presently 2026) together with house and building standing thereon with fitting and fixture, appurtenances all kinds of passage and easement right in the said Property, absolutely and forever.

AND WHEREAS the said Dipak Kumar Sengupta after becoming owner of the said Property, got his name mutated in respect of the same with the South Dum Dum Municipality and was in khas vacant peaceful possession of the same.

AND WHEREAS the said Dipak Kumar Sengupta a Hindu and governed under the Dayabhaga School of Hindu law, died intestate on February 01, 2022 leaving him surviving his wife namely Krishna Sengupta and his daughter namely Shabori Sen (the Vendors herein) as his only heirs and legal representatives, who both upon his death inherited and became entitled to the said Property, absolutely and in equal shares.

AND WHEREAS the Vendors being in need of money, approached the Purchaser herein for purchase of the said Property free from all encumbrances, mortgages, charges, liens, hypothecations, thika tenancies, lis pendens, attachments, leases, occupancy rights, licenses, uses, debutters, trusts, wakf, acquisition, requisition, vesting, claims, demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendors have agreed to sell and the Purchasers have agreed to purchase the same at and for the final total consideration of Rs. 2,85,00,000/- (Rupees Two Crore Eighty- Five Lakhs Only)

AND WHEREAS in connection with the sale of the said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendors are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances, mortgages, charges, liens, hypothecations, thika tenancies, lis pendens, attachments, leases, occupancy rights, licenses, uses, debutters, trusts, wakf, acquisition, requisition, vesting, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That the facts about the Vendors deriving title to the said Property as stated above are all true and correct.

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- (iii) That the Vendors are paying Khajana/land revenue to the Government of West Bengal and municipal taxes to the South Dum Dum Municipality;
- (iv) That there shall be no difficulty in the mutation of the name of the Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office, South Dum Dum Municipality and other government records in respect of the said Property upon its purchase by the Purchaser;
- (v) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (vi) That neither the Vendors nor any of their predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vii) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (viii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (ix) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof;
- (x) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

I. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs. 2,85,00,000/- (Rupees Two Crore Eighty Five Lakhs) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendors, the Vendors does hereby

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grant sell convey transfer assign and assure unto and to the Purchaser herein **All That** piece and parcel of Bastu land admeasuring 3 Cottahs 12 Chittaks and 21 Square feet more or less along with two storied building situate at Plot No. 53, "Block-D", South Dum Dum Municipality, District North 24 Parganas, Police Station- Lake Town, Kolkata- 700055 morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**Said Property**" and all and whatever right, title and interest of the Vendors herein **TOGETHER WITH** all and singular tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors out of or upon the entirety of the said property and each and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all pattahs muniments writings and evidences of title in anywise relating to or connected with the said land or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said property **AND** all legal incidence thereof **TO HAVE AND TO HOLD** all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to bethe same unto and to the use of the Purchasers absolutely and forever free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendens attachments bargadars trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

II. THE VENDORS DOTH AND HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or

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expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

- (ii) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their respective predecessors-in-title.
- (iii) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendors entire undivided share to the purchaser without any remainder or residue in the vendors portion and the purchaser shall, by virtue of the sale made hereby, be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in the said property.
- (iv) **AND THAT** the Purchaser after execution of the said deed shall become the sole and absolute owner of the said property and at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (v) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in

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the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

- (vi) **AND THAT** the Vendors have prior to the execution of this Deed of Conveyance represented and has assured the Purchasers that besides the Vendors there is/are no other claimant/claimants in respect of the said property or any part thereof and if any person other than the Vendors make any claim in respect of the said property or any part or share thereof, the Vendors doth hereby indemnify and keep the Purchaser fully saved and harmless in respect of all losses, claims, costs, demands, actions or proceeding arising thereby.
- (vii) **AND THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- (viii) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- (ix) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

Deeds

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- (x) **AND THAT** the Vendors shall be liable to pay all the Municipal Taxes, demands, levis and imposition maintenance charges etc. payable upon the said land upto the date of handing over the possession of the said land to the Purchasers under this deed and shall pay all outstanding amount, if any, in respect of the schedule property herein conveyed till the date of registration of the sale deed and handing over possession of the said land.
- (xi) **AND THAT** the Vendors record and confirm that they have no objection to the ownership, use, enjoyment, development, mutation, conversion and other aspects relating to the said property and the Vendors hereby withdraws all allegations, claims, contentions made before any authorities, courts, departments and other persons in respect of the said land.

SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

All That piece and parcel of Bastu land admeasuring 3 Cottahs 12 Chittaks and 21 Square feet more or less along with two storied building situate at Plot No. 53, "Block-D", South Dum Dum Municipality, District North 24 Parganas, Police Station- Lake Town, Kolkata-700055 and delineated in the map or plan annexed hereto and marked Annexure-A and bordered "RED" thereon and butted and bounded as follows:

On the North	: Plot of Land no. ½ and 1/3
On the South	: 20 Feet wide road
On the East	: Plot of land no. 52/3
On the West	: Plot of land no. 54

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the total constructed residential area with Tiles flooring at the said Property which is more than 50 years old is 2900 square feet more or less comprising of 1600 square feet on the ground floor, 1300 square feet on the first floor.

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

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

Sanjay Sengupta
SANJOY SENGUPTA
44/12 BARCHA ROAD
KOLKATA - 700 019,
Saurav Bhandari

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

Aakash Tulsyan
AAKASH TULSYAN
105/1 Bidhan Nagar Road,
Suncity Complex, Kol - 700067.
Saurav Bhandari
Chandus, Tarakeswar
Hooghly, PIN - 712410

K Sengupta
(KRISHNA SENGUPTA)
Shabori Sen
(SHABORI SEN)

SKYHILL PROJECTS PVT. LTD.
As per Ku Sena
Authorised Signatory/Director
(DIPAK KUMAR DATTA)

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 2,85,00,000/- (Rupees Two Crore Eighty Five Lakhs) only being the consideration in full payable under these presents as per memo written hereinbelow.

MEMO OF CONSIDERATION

Sl. No.	By or out of Demand Draft number	Date	Bank Name	Amount (in Rs. P.)
1	000167	23.04.2023	ICICI Bank	Rs. 20,00,000.00
2	503051	26.05.2023	ICICI Bank	Rs. 1,00,00,000.00
3	503052	26.05.2023	ICICI Bank	Rs. 1,00,00,000.00
4	RTGS-1186851796	29.05.2023	ICICI Bank	Rs. 62,15,000.00
5	TDS			Rs. 2,85,000.00
TOTAL				Rs. 2,85,00,000.00

(Rupees Two Crore Eighty Five Lakhs) only

WITNESS:

Sanjay Sengupta
Aakash Tulyas
Rahul Poddar

K. Sengupta
Sharoni Sin

DRAFTED BY ME AND APPROVED BY THE PARTIES:

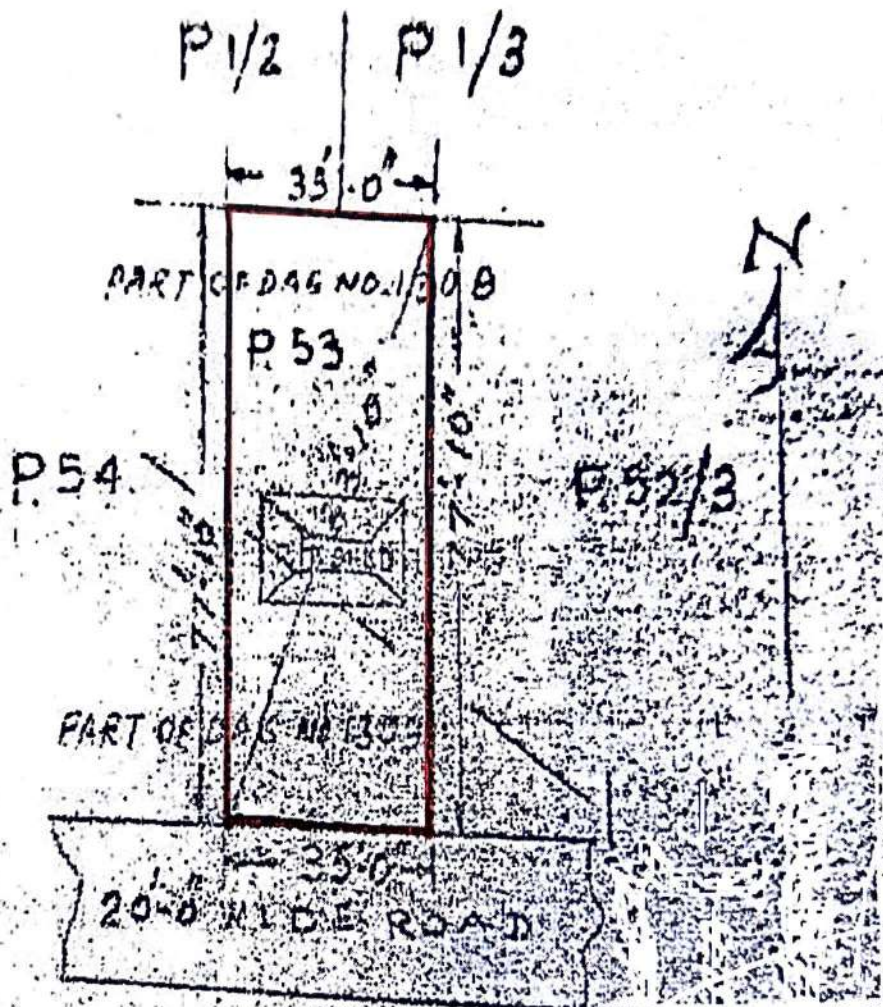
RAHUL PODDAR, ADVOCATE (F/08/08/2016)
 C/O RAHUL PODDAR AND COMPANY
 10 OLD POST OFFICE STREET
 ROOM NO. 66, RIGHT WING, 2ND FLOOR
 KOLKATA- 700001

SITE PLAN OF SCHEME

**PLOT NO. 53 OF BLOCK "D" IN BANGUR AVENUE PATIPUKUR FORMING OUT OF
C.S. DAG NOS. 1308, 1309 OF MOUZA KRISHNAPUR NOW SHYAMNAGAR, J.L. NO.
17, P.S. DUM DUM, NOW LAKE TOWN, DISTRICT 24 PARGANAS.**

AREA IN C.S. DAG NO	K	CH	SFT
1308	2	7	21
1309	1		0
TOTAL AREA	3K	12CH	
WITH STRUTURE			

SCALE 30' = 1"



K. Sengupta

Shabon Sen

SKYHILL PROJECTS PVT. LTD.

Open to Be...

Authorised Signatory/Director

FINGER PRINTS OF THE EXECUTANTS

 <i>K. Sengupta</i>	Little	Ring	Middle	Fore	Thumb
					
	<u>LEFT HAND</u>				
	Thumb	Fore	Middle	Ring	Little
					
	<u>RIGHT HAND</u>				

 <i>Shaboni Sen</i>	Little	Ring	Middle	Fore	Thumb
					
	<u>LEFT HAND</u>				
	Thumb	Fore	Middle	Ring	Little
					
	<u>RIGHT HAND</u>				

 <i>Spase K. Singh</i>	Little	Ring	Middle	Fore	Thumb
					
	<u>LEFT HAND</u>				
	Thumb	Fore	Middle	Ring	Little
					
	<u>RIGHT HAND</u>				

Major Information of the Deed

Deed No :	I-1903-04017/2023	Date of Registration	21/06/2023
Query No / Year	1903-2001367431/2023	Office where deed is registered	
Query Date	29/05/2023 10:15:22 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dilip Kumar Mahato 4D, Nicco House, 1B And 2 Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777879699, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,85,00,000/-	Rs. 2,85,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,25,120/- (Article:23)	Rs. 2,85,098/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D,
Mouza: ShyamNagar, JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-53 (RS :-)		Bastu	Bastu	3 Katha 12 Chatak 21 Sq Ft	2,50,00,000/-	2,50,00,000/-	Property is on Road
Grand Total :					6.2356Dec	250,00,000 /-	250,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2900 Sq Ft.	35,00,000/-	35,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1300 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2900 sq ft	35,00,000 /-	35,00,000 /-	

Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Krishna Sengupta Wife of Late Dipak Kumar Sengupta 53 Block D, Bangur Avenue, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx8D, Aadhaar No: 74xxxxxxxx6306, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Pvt. Residence
2	Shabori Sen Wife of Tara Prakash Tripathi 1735, Redgate Farms CT. Rockville MD 20850, USA, City:- , P.O:- Not Available, Colorado, United States, PIN:- 20850 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: United States, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKYHILL PROJECTS PRIVATE LIMITED 35/1, Bangur Avenue, Block-D,, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: ABxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Dipak Kumar Bajaj (Presentant) Son of Late Ramprasad Bajaj 35/1, Bangur Avenue, Block-D, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx5J, Aadhaar No: 79xxxxxxxx1890 Status : Representative, Representative of : SKYHILL PROJECTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Saurav Bhandari Son of Late Gobinda Chandra Bhandari Village Chandur, City:- , P.O:- Tarakeswar, P.S:-Tarakeswar, District:-Hooghly, West Bengal, India, PIN:- 712410			
Identifier Of Krishna Sengupta, Shabori Sen, Dipak Kumar Bajaj			

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Krishna Sengupta	SKYHILL PROJECTS PRIVATE LIMITED-3.11781 Dec
2	Shabori Sen	SKYHILL PROJECTS PRIVATE LIMITED-3.11781 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Krishna Sengupta	SKYHILL PROJECTS PRIVATE LIMITED-1450.00000000 Sq Ft
2	Shabori Sen	SKYHILL PROJECTS PRIVATE LIMITED-1450.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza ShyamNagar, JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 53		Seller is not the recorded Owner as per Applicant.

29-05-2023

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

presented for registration at 17:40 hrs on 29-05-2023, at the Private residence by Dipak Kumar Bajaj .

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 2,85,00,000/-

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

Execution is admitted on 29/05/2023 by 1. Krishna Sengupta, Wife of Late Dipak Kumar Sengupta, 53 Block D, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others, 2. Shabori Sen, Wife of Tara Prakash Tripathi, 1735, Redgate Farms CT. Rockville MD 20850, USA, P.O: Not Available, Colorado, United States, PIN - 20850, by caste Hindu, by Profession Others

Indetified by Saurav Bhandari, , Son of Late Gobinda Chandra Bhandari, Village Chandur, P.O: Tarakeswar, Thana: Tarakeswar, , Hooghly, WEST BENGAL, India, PIN - 712410, by caste Hindu, by profession Private Service

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

Execution is admitted on 29-05-2023 by Dipak Kumar Bajaj, Director, SKYHILL PROJECTS PRIVATE LIMITED (Private Limited Company), 35/1, Bangur Avenue, Block-D,, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Saurav Bhandari, , Son of Late Gobinda Chandra Bhandari, Village Chandur, P.O: Tarakeswar, Thana: Tarakeswar, , Hooghly, WEST BENGAL, India, PIN - 712410, by caste Hindu, by profession Private Service



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 01-06-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,85,098.00/- (A(1) = Rs 2,85,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 2,85,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/05/2023 1:18PM with Govt. Ref. No: 192023240073493318 on 29-05-2023, Amount Rs: 2,85,014/-, Bank: SBI EPay (SBlePay), Ref. No. 7343694320818 on 29-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,25,020/- and Stamp Duty paid by by online = Rs 14,25,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/05/2023 1:18PM with Govt. Ref. No: 192023240073493318 on 29-05-2023, Amount Rs: 14,25,020/-, Bank: SBI EPay (SBlePay), Ref. No. 7343694320818 on 29-05-2023, Head of Account 0030-02-103-003-02 .



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

06-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,85,098.00/- (A(1) = Rs 2,85,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,25,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 52545, Amount: Rs.100.00/-, Date of Purchase: 29/05/2023, Vendor name: SURANJAN MUKHERJEE

Samar Kumar Pramanick

Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

DATED THIS 29th DAY OF MAY 2023

BETWEEN

SMT. KRISHNA SENGUPTA
SMT. SHABORI SEN

...VENDORS

AND

SKYHILL PROJECTS PRIVATE LIMITED
...PURCHASER

CONVEYANCE

**RAHUL PODDAR AND COMPANY
ADVOCATES
10 OLD POST OFFICE STREET
ROOM NO. 66,
RIGHT WING, 2ND FLOOR
KOLKATA- 700001**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 150352 to 150375
being No 190304017 for the year 2023.



[Handwritten signature]

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2023.06.23 16:34:41 -04:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/06/23 04:34:41 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
