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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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


Additional District Sub-Registrar
Rajarat New town, North 24 Pgs.
28 NOV 2019

CONVEYANCE

1. Date: 28th November, 2019
2. Place: Kolkata
3. Parties:

S B Soyid B.


S B Soyid B.

26360

28 NOV 2019

SL. NO. DATE

NAME

ADD.

AMT. 75/-



Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
POSTAL REGISTRATION OFFICE



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

28 NOV 2019

Subrata Debnath

S/O. Samir Debnath

*ADD- T-68, Teghonia Main
Bhola, Sumit Banerjee
Road, Mor- 700111*

Occupation- Service.

Subhrangshu Nath Sarkar
SK Sajid Ali

- 3.1 **Sekh Sajid Ali** alias **Sk Sajid Ali**, son of Sekh Akbar Aii, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara Paschim Para, PIN-700157, Post Office Hatiara, Police Station New Town, District North 24 Parganas, West Bengal (**PAN BLWPA9461K**)

(Vendor, includes successors-in-interest)

And

- 3.2 **Shivasthal Sales Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 111, Park Street, 1st Floor, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0244H**), represented by its authorized signatory, **Subhrangshu Nath Sarkar**, son of Late Bhupatish Nath Sarkar, working for gain at 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AXIPS2119K**)

- 3.3 **Skylink Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 111, Park Street, 1st Floor, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0075N**), represented by its authorized signatory, **Subhrangshu Nath Sarkar**, son of Late Bhupatish Nath Sarkar, working for gain at 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AXIPS2119K**)

(collectively, **Purchasers**, includes successors-in-interest).

Vendor and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 4.0 (four point zero) decimal, equivalent to 2.4242 (two point four two four two) *cottah*, more or less [out of 44 (forty four) decimal, equivalent to 26 (twenty six) *cottah* and 10 (ten) *chittack*], being a portion of R.S./L.R. *Dag* No. 481, recorded in L.R. *Khatian* No. 3389, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No. 481 is delineated and demarcated on **Plan** annexed hereto and bordered in colour **Red** thereon (**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, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchasers regarding title:

- 5.1.1 **Ownership of Satish Chandra Nath:** Satish Chandra Nath was the sole and absolute owner of total land measuring 44 (forty four) decimal, more or less, in R.S./L.R. *Dag* No. 481, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of






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RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Mother Property**), free from all encumbrances.

- 5.1.2 **Demise of Satish Chandra Nath:** Satish Chandra Nath, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife Subodh Bala Nath, only son Tarapada Nath and only daughter Angur Bala Mallick, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Satish Chandra Nath in the Mother Property, free from all encumbrances.
- 5.1.3 **Ownership of Angur Bala Mallick:** In the above mentioned circumstances, the Angur Bala Mallick has become the sole, undisputed and absolute owner of undivided $1/3^{\text{rd}}$ (one-third) share in the Mother Property which is measuring 14.67 (fourteen point six seven) decimal, more or less, out of 44 (forty four) decimal of R.S./L.R. *Dag* No. 481, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Angur Bala Mallick's Property**).
- 5.1.4 **Sale by Angur Bala Mallick:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 7th November, 1975, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, recorded in Book No. I, Volume No. 157, at Pages 231 to 236, being Deed No. 9261 for the year 1975, Angur Bala Mallick sold, transferred and conveyed *inter alia* the entirety of the Angur Bala Mallick's Property to Bibharani Nath, for the consideration mentioned therein.
- 5.1.5 **Ownership of Bibharani Nath:** In the above mentioned circumstances, Bibharani Nath has become the sole, undisputed and absolute owner of the Angur Bala Mallick's Property (**Bibharani Nath's Property**).
- 5.1.6 **Demise of Bibharani Nath:** Bibharani Nath, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind surviving her 2 (two) sons namely, Ardendu Nath and Arabinda Nath and 2 (two) daughters namely, Alpana Nath and Anjana Nath (Bhattacharya), as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Bibharani Nath in the Bibharani Nath's Property, free from all encumbrances.
- 5.1.7 **Ownership of Anjana Nath (Bhattacharya):** In the above mentioned circumstances, Anjana Nath (Bhattacharya) has become the sole, undisputed and absolute owner of land measuring 3.67 (three point six seven) decimal of R.S./L.R. *Dag* No. 481, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas.
- 5.1.8 **Mutation:** In the abovementioned circumstances, the Anjana Nath (Bhattacharya) being the sole, absolute owner and got her name mutated under L.R. *Khatian* No. 19, before the BL&LRO, Rajarhat, North 24 Parganas. It is further clarified that in the L.R. *Khatian* No. 19, Anjana Nath (Bhattacharya)'s share has erroneously depicted as 0.0208 (zero point zero two zero eight) for land measuring 0.9152 (zero point nine one five two) decimal instead of 0.0833 (zero point zero eight three three) as share, for land measuring 3.67 (three point six seven) decimal, in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No. 19 with regard to the Said Property.






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- 5.1.9 **Sale by Anjana Nath (Bhattacharya):** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 19th May, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 9, at Pages 7569 to 7578, being Deed No. 05606 for the year 2014, Anjana Nath (Bhattacharya), sold, transferred and conveyed the entirety of the Said Property to the Vendor herein, for the consideration mentioned therein, free from all encumbrances (**Said Deed**). It is further clarified that Anjana Nath (Bhattacharya) sold, transferred and conveyed land measuring 4 (four) decimal of land instead of 3.67 (three point six seven) decimal, of R.S./L.R. *Dag* No. 481 *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas by the Said Deed to the Vendor herein.
- 5.1.10 **Ownership of Vendor:** Therefore, Vendor has become the sole, undisputed and absolute owner of land measuring 3.67 (three point six seven) decimal of R.S./L.R. *Dag* No. 481, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas.
- 5.1.11 **Mutation:** In the abovementioned circumstances, the Vendor being the sole and absolute owner, got his name mutated under L.R. *Khatian* No. 3389, of R.S./L.R. *Dag* No. 481, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas before the BL&LRO, Rajarhat, North 24 Parganas. It is further clarified that in the L.R. *Khatian* No. 3389, Vendor's share has erroneously depicted as 0.0208 (zero point zero two zero eight) for land measuring 0.9152 (zero point nine one five two) decimal instead of 0.0833 (zero point zero eight three three) as share, for land measuring 3.67 (three point six seven) decimal, in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No. 3389 with regard to the Said Property.
- 5.1.12 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor herein has become the sole, undisputed and absolute owner of the Said Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants to the Purchasers 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 declares that the Said Property is not affected by any scheme of any Local Authority or Government or 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 Purchasers.
- 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 Preemption:** No person or persons whatsoever have/had/has any right of preemption 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 attachment, 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 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 Purchasers 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 Purchasers 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 sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 4.0 (four point zero) decimal, equivalent to 2.4242 (two point four two four two) *cottah*, more or less [out of 44 (forty four) decimal, equivalent to 26 (twenty six) *cottah* and 10 (ten) *chittack*], being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No. 3389, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas and the said *Dag* No.481 is delineated and demarcated on **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of





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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 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 30,00,000/- (Rupees thirty lac) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

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 by Vendor:** 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, 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 Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.

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 Purchasers.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing 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 Purchasers fully and comprehensively saved, harmless and indemnified.



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Rajahmundry, New Town, North 24-Paragon

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- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' successors-in-interest and/or 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 exclusively 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 Purchasers, 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 and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and everyone of the aforesaid rights..
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consent to the same and (b) appoint the Purchasers as the constituted attorney of the Vendor and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchasers shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchasers as the constituted attorney of the Vendor and empower and authorize the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchasers.
- 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 Purchasers and/or the Purchasers' 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.



S B Saha & R



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Baharhat, New Town, North 24-Pgs

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Schedule
(Said Property)
[Subject matter of Sale]

Land classified as *sali* (agricultural) measuring 4.0 (four point zero) decimal, equivalent to 2.4242 (two point four two four two) *cottah*, more or less [out of 44 (forty four) decimal, equivalent to 26 (twenty six) *cottah* and 10 (ten) *chittack*], being a portion of R.S./L.R. *Dag* No. 481, recorded in L.R. *Khatian* No. 3389, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN- 700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas and the said *Dag* No. 481 is delineated and demarcated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 471
On the East : By R.S./L.R. *Dag* No. 483
On the South : By R.S./L.R. *Dag* No. 480
On the West : By R.S./L.R. *Dag* No. 480.

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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S/ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Bhatenda	481	3389	44	4.0	Sekh Sajid Ali alias Sk Sajid Ali
			Total	4.0	

S

Sk Sajid Ali



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9. Execution and Delivery

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

Sk Sajid Ali

Sekh Sajid Ali alias Sk Sajid Ali
[Vendor]

Read over and explained the contents of this document by me to Sekh Sajid Ali alias Sk Sajid Ali in Vernacular language, who after understanding the meaning and purport of this document, put his signature/LTI in my presence.

Signature _____

Shivasthal Sales Private Limited

Subhrangshu Nath Sarkar

(Shivasthal Sales Private Limited
represented by its authorized signatory
Subhrangshu Nath Sarkar)

Skylink Merchants Private Limited

Subhrangshu Nath Sarkar

(Skylink Merchants Private Limited
represented by its authorized signatory
Subhrangshu Nath Sarkar)

[Purchasers]

Drafted by:

Mobina Ali

F/ 508 / 371 / 2019

Advocate, High Court at Calcutta

Witnesses:

Signature *Subrata Debnath*

Name SUBRATA DEBNATH

Father's Name Samer Debnath

Address Ghola, Surjit Banerjee Road, KOL- 700111

Signature *Sardar*

Name Subrata Sardar

Father's Name C. Sardar

Address 7C, K.S. Roy Road Kolkata - 700001



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Receipt and Memo of Consideration

Received from the withinnamed Purchasers the withinmentioned sum of Rs. 30,00,000/- (Rupees thirty lac) 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.)
Cheque No. 029081	26.11.2019	Axis Bank Ltd.	10,00,000/-
Cheque No. 070531	26.11.2019	Axis Bank Ltd.	10,00,000/-
Cheque No. 029083	27.11.2019	Axis Bank Ltd.	5,00,000/-
Cheque No. 070533	27.11.2019	Axis Bank Ltd.	5,00,000/-
		Total:	Rs. 30,00,000/-

Sk Sajid Ali.

Sekh Sajid Ali alias Sk Sajid Ali
[Vendor]

Witnesses:

Signature *Subrata Debnath*

Name SUBRATA DEBNATH

Signature *Subrata Sarda*

Name Subrata Sarda

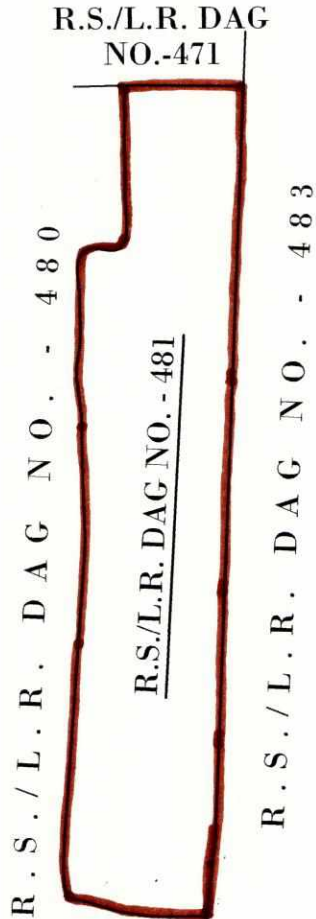


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North 24 Parganas, West Bengal.

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SITE PLAN OF R.S./L.R. DAG NO.- 481, L.R. KHATIAN NO.- 3389,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

Total Area in Dag No.481 is 44 Decimal



Skylink Merchants Private Limited
Shivasthal Sales Private Limited
Subhrajit Nath Sarkar
Authorized Signatory

S/Sajwan.

NAME & SIGNATURE OF THE VENDOR/S.:

LEGEND : 4.0000 DECIMAL OUT OF 44 DECIMAL SHALI LAND IN R.S./L.R.
DAG NO.- 481.

SHOWN THUS:



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









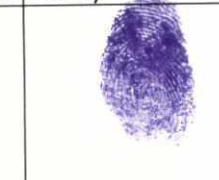

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SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
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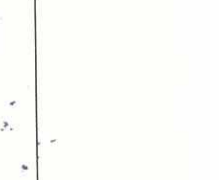
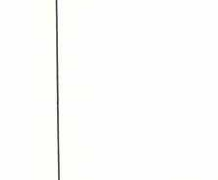
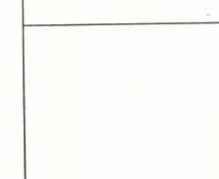


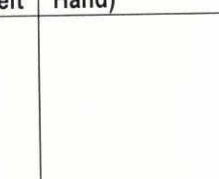

Subhrajit Nath Sarkar

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



SKS Sarkar

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

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



Additional District Sub-Registrar
Barhhat, New Town, North 24-Pg.

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Dated this 28th day of November, 2019

Between

**Sekh Sajid Ali *alias* Sk Sajid Ali
... Vendor**

And

**Skylink Merchants Private Limited & Anr.
... Purchasers**

CONVEYANCE

**4.0 Decimal
Portion of
R.S./L.R. Dag Nos. 481
Mouza Bhatenda
District North 24 Parganas**

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SK SAJID ALI
SEKH AKBAR ALI
28/10/1980
 Permanent Account Number
BLWPA9461K

SK Sajid Ali
 Signature





07022014

SK Sajid Ali

इस कार्ड को खोने / पाणे पर कृपया सूचित करें / लौटाएं
 आयकर पैन सेवा इकाई, एन एस डी यू
 5 वी मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, दीप बंगला चौक के पास,
 पुणे - 411 016.

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 5th floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: unitinfo@nsdl.co.in

SK Sajid Ali





স্বাক্ষরিত
Government of India



শেখ সাজিদ আলী
Sk Sajid Ali
পিতা শেখ আকবর আলী
Father Sk Akbar Ali

জন্মতারিখ/DOB 27/10/1980
পুরুষ / Male



4226 1780 5814

আধার - সাধারণ মানুষের অধিকার

Sk Sajid Ali



আধার

স্বাক্ষরিত
Unique Identification Authority of India

ঠিকানা: পশ্চিমপারা
রাজারহাট গোপালপুর (এম), হাতিয়ারা
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: PASCHIMPARA,
Rajarhat Gopalpur(M),
Hatara, North 24 Parganas,
West Bengal, 700157

Sk Sajid Ali


4226 1780 5814



1847
1800 300 1847

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ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD GGC3166972
 পরিচয় পত্র

Elector's Name Sk. Sajid Ali
 নির্বাচকের নাম সৈয়দ সাজিদ আলি
 Father's Name Akbar Ali
 পিতার নাম অকবর আলি
 Sex M
 লিঙ্গ পুরুষ
 Age as on 1.1.2002 21
 ১.১.২০০২-এ বয়স ২১

Sk Sajid Ali

Address:
 Paschim Para Rajarhat North 24 Parganas 700059
 ঠিকানা :
 পশ্চিম পাড়া রাজারহাট উত্তর ২৪ পরগণা ৭০০০৫৯



Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 91-Rajarhat (SC)
 বিধানসভা নির্বাচন কেন্দ্র : ৯১ রাজারহাট (উপশিল্পী জাতি)
 Place: North 24 Parganas স্থান: উত্তর ২৪ পরগণা
 Date: 01.08.2002 তারিখ: ০১.০৮.২০০২

Sk Sajid Ali



संक्षिप्तियां

1. न.	नकदी	15. से.शु.	सेवा शुल्क
2. समा.	समाशोधन	16. ओ.	ओवरड्राफ्ट
3. अं.	अंतरण	17. से.शु.	संचालन शुल्क
4. ड्रा.	ड्राफ्ट	18. वा.	वापसी
5. डा. अं.	डाक अंतरण	19. भू.आ.	भुगतान आदेश
6. ना. अं.	नार अंतरण	20. व.आ.वि.	वसूली हेतु आवक बिल
7. चे.	चेक	21. व.जा.विल	वसूली हेतु जावक बिल
8. व्या	व्याज	22. व.वा.चे.	वसूली हेतु बाहरी चेक
9. कर्मा	कमीशन	23. निर्मो.	निर्मोचित
10. विनि	विनिमय	24. वि. पत्र	विनिमय पत्र
11. ला.अ.	लाभांश अधिपत्र		
12. ना.	नामे		
13. ज.	जमा		
14. स्या. अनु.	स्थायी अनुदेश		

ABBREVIATIONS

1. Cash	Cash	15. Sc.	Service Charges
2. Clg.	Clearing	16. OD.	Overdraft
3. Tfr	Transfer	17. HC.	Handling Charges
4. Dft	Draft	18. Ret.	Returned
5. MT	Mail Transfer	19. PO.	Pay Order
6. TT	Telegraphic Transfer	20. IBC.	Inward Bills for Collection
7. Ch.	Cheque	21. OBC.	Outward Bills for Collection
8. Int	Interest	22. OSC.	Outstation Cheque for collection
9. Com.	Commission	23. Reid.	Released
10. Exch.	Exchange	24. BE.	Bill of exchange
11. DW	Dividend Warrant		
12. Dr.	Debit		
13. Cr.	Credit		
14. Sl.	Standing Instructions		

Nature of Pass Book : **संचालन** ACCOUNTING Account No. : 205748690BB **ALLAHABAD BANK.**

Branch Name & Address : **HATIARA (1918)** VILL P.O. HATIARA (DHANKAL), DISTT. NORTH 24

PARAGANAS : **WEST BENGAL** 700059 Account No. : **25728627** br.hatiara@allahabadbank.in
 Telephone No. & Email ID : **700010134** IFSC : **ALLA0241918**
 MICR Code नाम व पता : **10:00 TO 16:00**
 Business Hours of the Branch : **07/05/2019** Mode of Operation: OPERATING SINGLY
 Passbook issued on

Name of Customer : **Mr. SK SAJID ALI** CIF No : **1055742279-7** PAN : **NA**

b)

c)

SK Sajid Ali

SK Sajid Ali



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIVASTHAL SALES PRIVATE LIMITED



31/01/2006

Permanent Account Number

AAKCS0244H

29072006

Shivasthal Sales Private Limited

Subhrajit Nath Saha

Authorized Signatory





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SKYLINK MERCHANTS PRIVATE
LIMITED



26/08/2005
Permanent Account Number

AAKCS0075N

21072006

~~Subhrajit Nath Sarker~~

Skylink Merchants Private Limited

Subhrajit Nath Sarker

Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHRANGSHU NATH SARKAR

BHUPATISH NATH SARKAR

30/12/1976

Permanent Account Number
AXIPS2119K



Subh
Signature

01/07/2010

Subhanshu Nath Sarkar

भारत के निर्वाचन आयोग
परिचय पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CRZ3253325

निर्वाचक नाम : **सुब्रान्त नाथ**
Elector's Name : **Subhrangshu Nath Sarkar**

पिता का नाम : **भूपतीश नाथ**
Father's Name : **Bhupatis Nath Sarkar**

लिंग/Sex : **पुं/ M**

जन्म तारीख : **30/12/1976**

CRZ3253325

ठिकाना:
B-1, (आंगशिक) घर नं- 1 ब्लॉक 256, कल्याणी, कल्याणी,
नदीया- 741235

Address:
B-1, (ANGSHIK) HOME NO- 1 TO 256,
KALYANI, KALYANI, NADIA- 741235

Subh

Date: 27/11/2015

92-कल्याणी (असमिलित) निर्वाचन क्षेत्र के निर्वाचक
निर्वाचन अधिकारिक के हस्ताक्षर अनुकृति
Facsimile Signature of the Electoral
Registration Officer for
92-Kalyani (SC) Constituency

निर्वाचन परिचय पत्र को नए ठिकाने के लिए नए फॉर्म में एक
नया नाम जोड़ने के लिए परिवर्तन पत्र के साथ जोड़ें और
परिवर्तन पत्र के साथ ही प्रेषित करें।
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.

10547





ভারত সরকার
Government of India



শুভ্রাং শু নাথ সরকার
Subhrangshu Nath Sarkar
পিতা : ভূপতীশ নাথ সরকার
Father : Bhupatish Nath Sarkar
জন্মতারিখ / DOB : 30/12/1976
পুরুষ / Male



6312 7209 6841

আমার আধার, আমার পরিচয়

Subhrangshu Nath Sarkar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বী 1/235, -, কল্যানী, -,
কল্যানী, কল্যানী, নদিয়া, পশ্চিম
বঙ্গ, 741235

Address:
B 1/235, -, KALYANI, -, Kalyani,
Kalyani; Nadia, West Bengal,
741235

6312 7209 6841



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ভারত সরকার
Government of India

মৃত্ত দেবনাথ
Subrata Debnath
পিতা : সমীর দেবনাথ
Father : SAMIR DEBNATH
জন্মতারিখ / DOB : 29/10/1985
পুরুষ / Male

9174 0185 2065

আধার - সাধারণ মানুষের অধিকার



Subrata Debnath.

ভারতীয় বিশিষ্ট পরিচয় প্রদানকারী
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুনিত
বানার্জী রোড, পানিহাটি (এম),
ঘোলা বাজার, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700111

Address
S/O: Samir Debnath, SUNIT
BANERJEE ROAD, Panihati (m),
Ghola Bazar, North 24 Parganas,
West Bengal, 700111

9174 0185 2065

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*900 309 1947

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

GRN: 19-201920-009955621-1 Payment Mode Online Payment
GRN Date: 27/11/2019 17:02:39 Bank : State Bank of India
BRN : CKL4120709 BRN Date: 27/11/2019 17:04:24

DEPOSITOR'S DETAILS

Id No. : 15230001812849/4/2019

[Query No./Query Year]

Name : SAHA AND RAY
Contact No. : Mobile No. : +91 8482063816
E-mail :
Address : ROOM NO5AB 5TH FLOOR 7CKSROY ROAD KOL1
Applicant Name : Mr Saha And Ray
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001812849/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	150020
2	15230001812849/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	30014

Total

180034

In Words : Rupees One Lakh Eighty Thousand Thirty Four only



Major Information of the Deed




Deed No :	I-1523-14174/2019	Date of Registration	28/11/2019
Query No / Year	1523-0001812849/2019	Office where deed is registered	
Query Date	26/11/2019 12:19:03 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saha And Ray 7c, K S Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420925003, 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. 30,00,000/-		Rs. 30,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,50,030/- (Article:23)		Rs. 30,014/- (Article:A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-481	LR-3389	Bastu Shali	4 Dec	30,00,000/-	30,00,000/-	Property is on Road
Grand Total :				4Dec	30,00,000 /-	30,00,000 /-	

Seller Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sekh Sajid Ali, (Alias: Sk Sajid Ali) (Presentant) Son of Sekh Akbar Ali Executed by: Self, Date of Execution: 28/11/2019 , Admitted by: Self, Date of Admission: 28/11/2019 ,Place : Office			
		28/11/2019	LTI 28/11/2019	28/11/2019
Hatiara Paschim Para, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BLWPA9461K, Aadhaar No: 42xxxxxxxx5814, Status :Individual, Executed by: Self, Date of Execution: 28/11/2019 , Admitted by: Self, Date of Admission: 28/11/2019 ,Place : Office				



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shivasthal Sales Private Limited 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAKCS0244H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Skylink Merchants Private Limited 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAKCS0075N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Subhrangshu Nath Sarkar Son of Late Bhupatish Nath Sarkar Date of Execution - 28/11/2019, , Admitted by: Self, Date of Admission: 28/11/2019, Place of Admission of Execution: Office	 Nov 28 2019 3:51PM	 LTI 28/11/2019	 28/11/2019
99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AXIPS2119K, Aadhaar No: 63xxxxxxx6841 Status : Representative, Representative of : Shivasthal Sales Private Limited (as Authorised Signatory), Skylink Merchants Private Limited (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Subrata Debnath Son of Samir Debnath Sunit Banerjee Road, Panihati (m), Ghola Bazar, P.O:- Ghola, P.S:- Ghola, District:- North 24-Parganas, West Bengal, India, PIN - 700111	 28/11/2019	 28/11/2019	 28/11/2019

Identifier Of Sekh Sajid Ali, Subhrangshu Nath Sarkar

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Sekh Sajid Ali	Shivasthal Sales Private Limited-4 Dec



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 481, LR Khatian No:- 3389	Owner:সেখ সাজিদ আলি, Gurdian:সেখ আকব আল, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Sekh Sajid Ali

Endorsement For Deed Number : I - 152314174 / 2019

On 28-11-2019

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 15:18 hrs on 28-11-2019, at the Office of the A.D.S.R. RAJARHAT by Sekh Sajid Ali Alias Sk Sajid Ali, Executant.

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 30,00,000/-

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

Execution is admitted on 28/11/2019 by Sekh Sajid Ali, Alias Sk Sajid Ali, Son of Sekh Akbar Ali, Hatiara Paschim Para, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business

Indetified by Subrata Debnath, , , Son of Samir Debnath, Sunit Banerjee Road, Panihati (m), Ghola Bazar, P.O: Ghola, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

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

Execution is admitted on 28-11-2019 by Subhrangshu Nath Sarkar, Authorised Signatory, Shivasthal Sales Private Limited (Private Limited Company), 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised Signatory, Skylink Merchants Private Limited (Private Limited Company), 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Subrata Debnath, , , Son of Samir Debnath, Sunit Banerjee Road, Panihati (m), Ghola Bazar, P.O: Ghola, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,014/- (A(1) = Rs 30,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2019 5:04PM with Govt. Ref. No: 192019200099556211 on 27-11-2019, Amount Rs: 30,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL4120709 on 27-11-2019, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,50,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,50,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26360, Amount: Rs. 10/-, Date of Purchase: 08/11/2019, Vendor name: M Ghosh
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2019 5:04PM with Govt. Ref. No: 192019200099556211 on 27-11-2019, Amount Rs: 1,50,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKL4120709 on 27-11-2019, Head of Account 0030-02-103-003-02



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



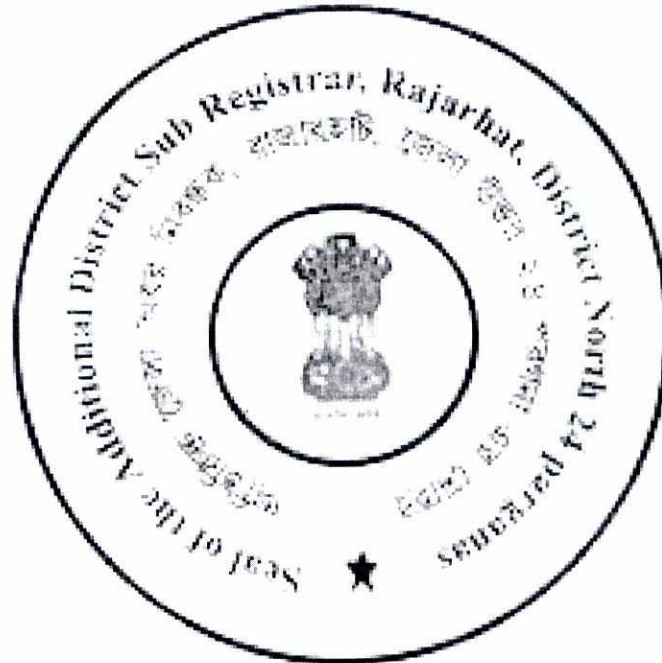


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 566989 to 567017

being No 152314174 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.12.05 18:42:37 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2019/12/05 06:42:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)