I-1165/2016

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

M 642027

I certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document.

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

8 FEB 2016

Conveyance

1. **Date:** 03.02.2016.

2. **Nature of Document:** Deed of Sale

3. **Parties:** Collectively the following which will include their respective successors-in-interest:

3.1 **Vendor: 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, of the **One Part** represented by its Director Sri Subramaniam Rajagopala, son of Sri Gangadhar Rajagopala, by faith Hindu, by Occupation Business, residing at B-15, Akshaya Co-operative Housing Society Ltd., Chheda Nagar, Tilak Nagar, Mumbai-400 089, under P.S. Tilak Nagar, Post Office Tilak Nagar, having his PAN ACUPR5205Q

AND

3.2 **Purchaser: Motihari Real Estates 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, West Bengal, having its PAN AAKCM0015A of the **Other Part,** represented by its Authorised Signatory Sri Santosh Agarwal, son of Sri 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.

4. **Subject Matter of Sale:** Undivided 9.78 Decimals of land comprised in various Dags situated in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas morefully described in **Schedule-C** hereto (the "**Said Property**") out of the land described in **Schedule-B** (the "**Said Land**") .

5. **Background:**

5.1 The Vendor is the sole and absolute owner of the Said Land. The devolution of title of the Vendor to the Said Land is mentioned in **Schedule-A** hereto.

5.2 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

5.2.1 The Vendor is the owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land described in **Schedule-B** hereto.

5.2.2 The Said Land is free from all encumbrances of every nature and kind.

5.2.3 The Said Land or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

5.2.4 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Land or any part thereof.

5.2.5 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Land.

5.2.6 The Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.

5.2.7 No part of the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

5.2.8 The Vendor has not entered into any agreement and/or writings with any person or persons nor have they received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Land or any part thereof.

5.2.9 The Vendor has not done any act or executed any document or papers or knows any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.

5.2.10 The Vendor has full power and absolute authority to sell and transfer the Said Property.

5.3 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase 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 Purchaser.

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 Purchaser the Said Property, absolutely and free from all encumbrances, which the Purchaser 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.17,00,000/- (Rupees seventeen lac) only, the entirety of which has been paid by the Purchaser 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 Purchaser 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 Purchaser, which the Purchaser doth hereby admit and acknowledge.

6.4 Covenant of the Vendor: The Vendor in future shall, at the request and cost of the Purchaser, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Said Property or more effectually transferring the Said Property to the Purchaser.

6.5 Indemnity: The Vendor hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser 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 Purchaser, if any.

Schedule-A
[Devolution of Title]

A. One Universal Electrics Limited was the absolute owner of all that piece and parcel of land measuring an area of 2970 Decimals, more or less, in Mouza Daulatpur and Hanspukuria in the District of 24-Parganas (the **"Total Land"**) acquired by it by thirty several Indentures of Conveyances of various dates.

B. By an order dated 9th January, 1986 passed by the Hon'ble High Court at Calcutta in Company Petition No. 428 of 1984 connected with Company Application No. 132 of 1984 the scheme of amalgamation made between the said Universal Electrics Limited and Shree Digvijaya Woolen Mills Limited was sanctioned and it was declared that the same would be effective from 1st July, 1983 and it was inter-alia ordered that all the properties, rights and interest and all liabilities and duties of the said Universal Electrics Limited be transferred to and vested in the said Shree Digvijaya Woolen Mills Limited and accordingly the same stood, pursuant to the Section 394(2) of the Companies Act, 1956 transferred to and vested in the said Shree Digvijaya Woolen Mills Limited absolutely and forever.

C. By another Order dated 27th January, 1986 passed by the Hon'ble High Court of Gujarat at Ahmedabad in Company Petition No. 409 of 1984 connected with Company Application No. 146 of 1984, the aforesaid scheme of amalgamation made between the said Universal Electrics Limited and Shree Digvijaya Woolen Mills Limited was also sanctioned by the said Hon'ble Court.

D. The name of the said Shree Digvijaya Woolen Mills Limited was changed to VXL India Limited and a fresh certificate of incorporation consequent on such change was issued by the Registrar of Companies, Gujarat on 13th June, 1986.

E. The name of the said VXL India Limited was further changed to Birla VXL Limited and a fresh certificate of incorporation consequent on such change was issued by the Registrar of Companies, on 5th April, 1995.

F. By an Indenture of Conveyance dated 23rd day of September, 1998 made between Birla VXL Limited therein referred to as the Vendor of the one part and VXL Landis & Gyr Limited therein referred to as the Purchaser of the other part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No.110, Pages 346 to 407,

Being No.5943 for the year 2001, the said Vendor therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein for the consideration therein mentioned all that the piece and parcel of freehold land having an area of land measuring 1980 Decimals, be the same a little more or less, in Mouzas Daulatpur and Hanspukuria in the District of South 24-Parganas, *out of the Total Land*, as described in the Second Schedule there under written.

G. Thus, the said Birla VXL Limited remained the absolute owner of the land measuring 9.65 Acres (965 Decimals), be the same a little more or less, in Mouza Daulatpur and 25 Decimals in Mouza Hanspukuria in the District of South 24-Parganas, morefully described in **Part-I and Part-II** of **Schedule-B** hereto (the "**Said Land**").

H. By an Indenture of Conveyance dated 23rd day of May, 2005 made between Birla VXL Limited therein referred to as the Vendor of the one part and Syntech Products Private Limited therein referred to as the Purchaser of the other part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 1, Pages 1 to 20, Being No.5240 for the year 2005, the said Vendor therein granted, transferred, conveyed, assigned and assured unto and in favour of the said Syntech Products Private Limited, being the Vendor herein, for the consideration therein mentioned the Said Land morefully described in Part-I and Part-II of Schedule-B hereto. Since the land in R.S. Dag No. 67(part) was recorded as 34 decimals in R.S. Khatian No. 126(part) and the same was purchased by the Vendor but currently in L.R. Khatian of the Vendor the same is recorded as 33 Decimals. Thus, the Vendor is currently owner of 9.64 Acres of land in Mouza Daulatpur.

I. Thus, the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

J. The Vendor got its name recorded in the concerned B.L.& L.R.O in respect of the Said Land and has been paying the land revenue (Khazna) and all other rates, taxes and outgoings in respect of the Said Land.

K. Upon being approached by the Purchaser, the Vendor herein has agreed to sell the land as comprised in various Dags in Mouza Daulatpur morefully described in **Schedule-C** hereto out of the Said Land.

Schedule-B
[The Said Land]
[Part-I]

ALL THAT the piece or parcel of land containing an area of **9.64 Acres** (964 Decimals), be the same a little more or less, comprised in several R.S. & L.R. Dag Nos. and Khatian Nos. mentioned below, 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:-

R.S. & L.R.Dag Nos.	R.S. Khatian Nos.	L.R. Khatian Nos.	Nature of Land	Total Land (in Acres)
11	285	2381	Doba	0.11
12 (part)	134 (part)	2381	Sali	0.67
13 (part)	466, 467, 470 & 285 (part)	2381	Sali	0.70
16	425	2381	Sali	0.57
17	358	2381	Sali	0.67
18 (part)	571 (part)	2381	Sali	0.31
19 (part)	363 (part)	2381	Sali	0.10
51	123	2381	Sali	0.33
52	112	2381	Danga	0.05
53	112	2381	Doba	0.06
54	122	2381	Sali	0.08
55 (part)	268 (part)	2381	Sali	0.67
56 (part)	134 (part)	2381	Sali	0.08
57	301	2381	Sali	0.62
58	479	2381	Sali	0.70
67(part)	126(part)	2381	Sali	0.33
87	286, 279	2381	Sali	0.64
88	550	2381	Sali	0.66
89	580	2381	Sali	0.71

96	174, 508, 507	2381	Sali	0.75
98	192	2381	Sali	0.73
99	146	2381	Danga	0.10
			Total:	**9.64**

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered **RED** thereon.

[Part-II]

ALL THAT the piece or parcel of 'Sali' land containing an area of **25 Decimals**, be the same a little more or less, in R.S. Dag No. 506 (part) corresponding to L.R. Dag No. 709, recorded in R.S. Khatian Nos. 581, 582 and 583, currently recorded in L.R. Khatian No. 1734 in **Mouza Hanspukuria**, J.L. No. 120 *(previously 20 and before that 23)*, R.S. No. 36, Touzi Nos. 3, 4 and 5, P.S. Haridevpur (previously Thakurpukur), 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 **GREEN** thereon.

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

Undivided **9.78 Decimals** of land, be the same a little more or less, *out of the Said Land described in Part-I of Schedule-B* above, comprised in several R.S. & L.R. Dag Nos. and Khatian Nos. mentioned below 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:-

R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Total Land (in decimal)	Sold Land (in decimal)	Nature of Land
19 (part)	363 (part)	2381	10	0.30	Sali
18(part)	571(part)	2381	31	0.94	Sali
13(part)	466,467,470 &285(part)	2381	70	2.12	Sali
12(part)	134(part)	2381	67	2.03	Sali
89	580	2381	71	2.15	Sali
88	550	2381	66	2.00	Sali

56(part)	134(part)	2381	08	0.24	Sali
			Total:	**9.78**	

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto.

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. Joginder S Yadav
H.No-8, Jamuliya House
S-T. Road, MKD
MB-88

For SYNTECH PRODUCTS PRIVATE LIMITED

Director

2.

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

1. Jitendra Kr. Singh
2 No. Dakshinpara 3rd Lane
Rishra Hooghly

Motihari Real Estates Private Limited
Santosh Agarwal
Authorised Signatory

2. Gautam Seth
Baidyabati, Hooghly - 712 222

Drafted by:
Sukumar Das (SUKUMAR DAS)
Advocate
High Court, Calcutta
F/916/2008

Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of Rs. 1700000/- (Rupees Seventeen Lacs) only towards part consideration for Sale of the Said Property in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
03.02.16	Cheque	865283	TMD	N.S.Rd.D	17,00,000/-

Total Rs. 1700009-

(Rupees Seventeen Lacs) only

Motihari Real Estates Private Limited
Authorised Signatory

For SYNTH[illegible] PRIVATE LIMITED
Director

Vendor

Witnesses:

1. Jitendra Kr. Singh.

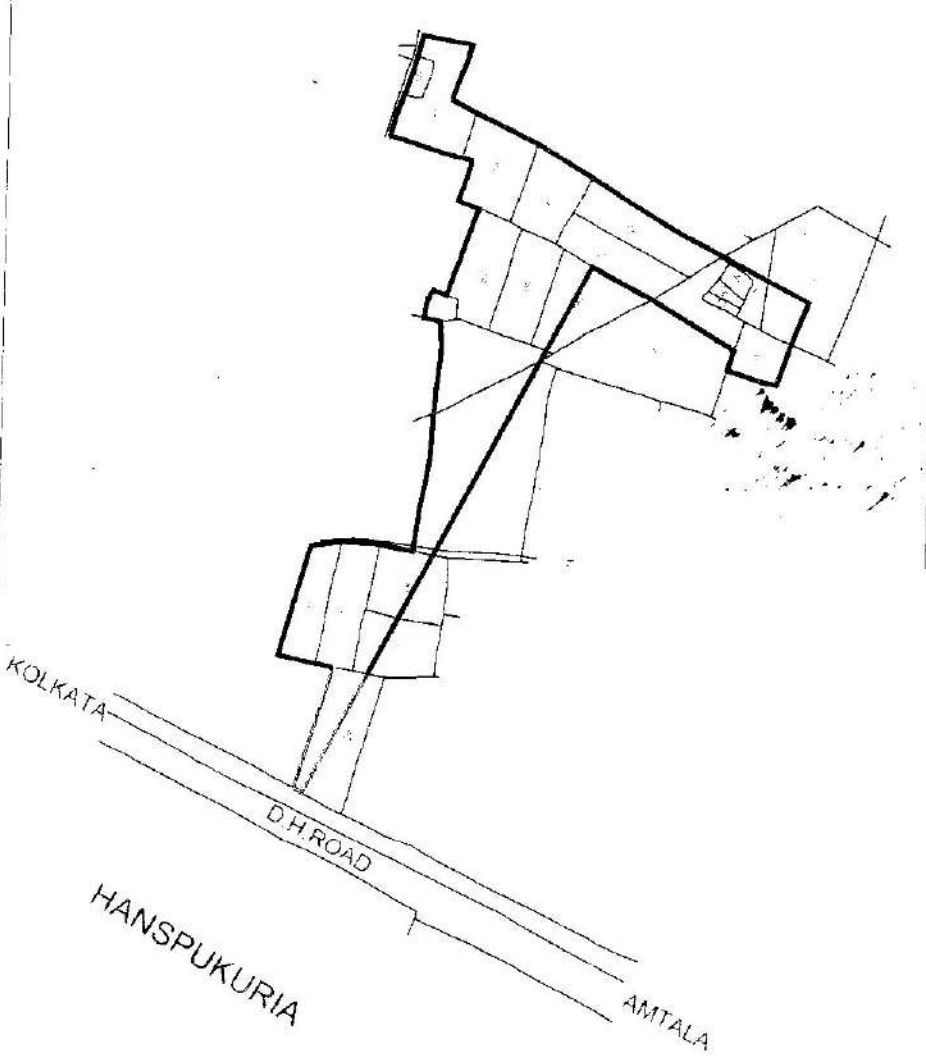
2. Sonu Lal Seth.

SITE PLAN OF PLOT OF LANDS UNDER DAG NO. - 11,12P, 13P,16,17,19 (P), 18 (P), 51, 52 ,53, 54, 55(P), 56(P), 57, 58, 67P, 87, 88, 89, 96, 98, 99,UNDER MOUZA DOULATPUR J.L. NO - 79 P.S.- BISHNUPUR AND DAG NO. 506(P) UNDER MOUZA HANSPUKURIA, J.L. NO. - 20, P.S.-THAKURPUKUR, DIST.- 24 PARGANAS (S)

N

TABLE SHOWING AREA DETAILS

DAG NO	AREA OF LAND IN ACRES	UNDER MOUZA



For SYNTECH PRODUCTS PRIVATE LIMITED

Director

Motihari Real Estates Private Limited

Director

SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

भारत सरकार

Government of India

P. S. Trombay

Post Deonar

Occn. – Service

9432 8328 4736

सामान्य माणसाचा अधिकार

भारत सरकार

Government of India

9432 8328 4736

सामान्य माणसाचा अधिकार

A3 5/19

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16040000138496/2016	Query Date	30/01/2016 8:49:45 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	SUKUMAR DAS		
Address	1,N.S ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9903456814		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 17,00,000/-	Total Market Value:	Rs. 17,00,000/-
Stampduty Payable	Rs. 85,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 18,735/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 1,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

Government of West Bengal

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

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16040000138496/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUBRAMANIAM RAJAGOPALA B-15, AKSHAYA COOPERATIVE HOUSING SOCIETY, CHHEDA NAGAR, P.O.- Tilak Nagar, P.S.- TILAK NAGAR, District - Mumbai, Maharashtra, India, PIN - 400089	Representative of Seller [SYNTECH PRODUCTS PRIVATE LIMITED]			03/02/2016

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANTOSH AGARWAL 130, DAKSHINDARI ROAD, KOLKATA, P.O.- SHREEBHUMI, P.S.- Lake Town, District - North 24-Parganas, West Bengal, India, PIN - 700048	Representative of Buyer [Motihari Real Estates PRIVATE LIMITED]			

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr JOGINDER SINGH YADAV Son of Mr PRATAP SINGH YADAV JAMALIYA HOUSE, R.NO.8, 1ST FLR., S.T.ROAD, P.O:- Deonar, P.S:- TROMBAY, District:-Mumbai, Maharashtra, India, PIN - 400088	Mr SUBRAMANIAM RAJAGOPALA, Mr SANTOSH AGARWAL	03-02-16

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 19 , RS Khatian No:- 2381	0.3 Dec	50,000/-	50,000/-	Proposed Use: Organisation ROR: Shali, Property is on Road
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 18 , RS Khatian No:- 2381	0.94 Dec	2,00,000/-	2,00,000/-	Proposed Use: Organisation ROR: Shali, Property is on Road
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 13 , RS Khatian No:- 2381	2.12 Dec	3,50,000/-	3,50,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 12 , RS Khatian No:- 2381	2.03 Dec	3,30,000/-	3,30,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 89 , RS Khatian No:- 2381	2.15 Dec	4,00,000/-	4,00,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 88 , RS Khatian No:- 2381	2 Dec	3,30,000/-	3,30,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No :- 56 , RS Khatian No:- 2381	0.24 Dec	40,000/-	40,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
Total			9.78 Dec	17,00,000/-	17,00,000/-	

Seller Details

Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	SYNTECH PRODUCTS PRIVATE LIMITED UNIT NO.T-461/561, 6TH FLR. SEC.II, BELAPUR R.S.C., P.O:- Belapur, P.S:- CBD BELAPUR, District:-Mumbai (Suburban), Maharashtra, India, PIN - 400614	Organization	Executed by: Representative,	PAN No. AAHCS6063M,

Representative Details

SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr SUBRAMANIAM RAJAGOPALA B-15, AKSHAYA COOPERATIVE HOUSING SOCIETY, CHHEDA NAGAR, P O:- Tilak Nagar, P.S:- TILAK NAGAR, District:-Mumbai, Maharashtra, India, PIN - 400089	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACUPR5205Q		SYNTECH PRODUCTS PRIVATE LIMITED (as Director)

Buyer Details

Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	Motihari Real Estates PRIVATE LIMITED D H ROAD, JOKA, KOLKATA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104	Organization	Executed by: Representative,	PAN No. AAKCM0015A,

Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr SANTOSH AGARWAL 130, DAKSHINDARI ROAD, KOLKATA, 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		Motihari Real Estates PRIVATE LIMITED (as Authorised Signatory)

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr JOGINDER SINGH YADAV Son of Mr PRATAP SINGH YADAV JAMALIYA HOUSE, R.NO.8, 1ST FLR., S.T.ROAD, P.O:- Deonar, P.S:- TROMBAY, District -Mumbai, Maharashtra, India, PIN - 400088	Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,	Mr SUBRAMANIAM RAJAGOPALA, Mr SANTOSH AGARWAL

For Information only

Note

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 14/03/2016
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr SANTOSH AGARWAL 130, DAKSHINDARI ROAD, KOLKATA, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SYNTECH PRODUCTS PRIVATE LIMITED UNIT NO.T-461/561, 6TH FLR. SEC.II, BELAPUR R.S.C., P.O:- Belapur, P.S:- CBD BELAPUR, District:-Mumbai (Suburban), Maharashtra, India, PIN - 400614 PAN No. AAHCS6063M,; Status : Organization; Represented by representative as given below:-
1(1)	Mr SUBRAMANIAM RAJAGOPALA B-15, AKSHAYA COOPERATIVE HOUSING SOCIETY, CHHEDA NAGAR, P.O:- Tilak Nagar, P.S:- TILAK NAGAR, District:-Mumbai, Maharashtra, India, PIN - 400089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACUPR5205Q,; Status : Representative; Date of Execution : 03/02/2016; Date of Admission : 03/02/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Motihari Real Estates PRIVATE LIMITED D.H.ROAD, JOKA, KOLKATA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No. AAKCM0015A,; Status : Organization; Represented by representative as given below:-
1(1)	Mr SANTOSH AGARWAL 130, DAKSHINDARI ROAD, KOLKATA, 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; Date of Execution : 03/02/2016; Date of Admission : 03/02/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr JOGINDER SINGH YADAV Son of Mr PRATAP SINGH YADAV JAMALIYA HOUSE, R.NO.8, 1ST FLR., S.T.ROAD, P.O:- Deonar, P.S:- TROMBAY, District:-Mumbai, Maharashtra, India, PIN - 400088 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,	Mr SUBRAMANIAM RAJAGOPALA, Mr SANTOSH AGARWAL	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 19 , RS Khatian No:- 2381	0.3 Dec	50,000/-	50,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 18 , RS Khatian No:- 2381	0.94 Dec	2,00,000/-	2,00,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 13 , RS Khatian No:- 2381	2.12 Dec	3,50,000/-	3,50,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 12 , RS Khatian No:- 2381	2.03 Dec	3,30,000/-	3,30,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 89 , RS Khatian No:- 2381	2.15 Dec	4,00,000/-	4,00,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 88 , RS Khatian No:- 2381	2 Dec	3,30,000/-	3,30,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 56 , RS Khatian No:- 2381	0.24 Dec	40,000/-	40,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	SYNTECH PRODUCTS PRIVATE LIMITED	Motihari Real Estates PRIVATE LIMITED	0.3	100

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L2	SYNTECH PRODUCTS PRIVATE LIMITED	Motihari Real Estates PRIVATE LIMITED	0.94	100
L3	SYNTECH PRODUCTS PRIVATE LIMITED	Motihari Real Estates PRIVATE LIMITED	2.12	100
L4	SYNTECH PRODUCTS PRIVATE LIMITED	Motihari Real Estates PRIVATE LIMITED	2.03	100
L5	SYNTECH PRODUCTS PRIVATE LIMITED	Motihari Real Estates PRIVATE LIMITED	2.15	100
L6	SYNTECH PRODUCTS PRIVATE LIMITED	Motihari Real Estates PRIVATE LIMITED	2	100
L7	SYNTECH PRODUCTS PRIVATE LIMITED	Motihari Real Estates PRIVATE LIMITED	0.24	100

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	SUKUMAR DAS
Address	1,N.S.ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160401165 / 2016

Query No/Year	16040000138496/2016	**Serial no/Year**	1604000621 / 2016
Deed No/Year	I - 160401165 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr SANTOSH AGARWAL	**Presented At**	Private Residence
Date of Execution	03-02-2016	**Date of Presentation**	03-02-2016
Remarks			

On 03/02/2016

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

Presented for registration at 16:26 hrs on : 03/02/2016, at the Private residence by Mr SANTOSH AGARWAL

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,00,000/-

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

Execution is admitted on 03/02/2016 by

Mr SUBRAMANIAM RAJAGOPALA Director, SYNTECH PRODUCTS PRIVATE LIMITED, UNIT NO.T-461/561, 6TH FLR. SEC.II, BELAPUR R.S.C., P.O:- Belapur, P.S:- CBD BELAPUR, District:-Mumbai (Suburban), Maharashtra, India, PIN - 400614 Mr SUBRAMANIAM RAJAGOPALA, Son of Mr GANGADHAR RAJAGOPALA, B-15, AKSHAYA COOPERATIVE HOUSING SOCIETY, CHHEDA NAGAR, P.O: Tilak Nagar, Thana: TILAK NAGAR, , Mumbai, MAHARASHTRA, India, PIN - 400089, By caste Hindu, By profession Business

Indetified by Mr JOGINDER SINGH YADAV, Son of Mr PRATAP SINGH YADAV, JAMALIYA HOUSE, R.NO.8, 1ST FLR., S.T.ROAD, P.O: Deonar, Thana: TROMBAY, , Mumbai, MAHARASHTRA, India, PIN - 400088, By caste Hindu, By Profession Private Service

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

Execution is admitted on 03/02/2016 by

Mr SANTOSH AGARWAL Authorised Signatory, Motihari Real Estates PRIVATE LIMITED, D.H.ROAD, JOKA, KOLKATA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Mr SANTOSH AGARWAL, Son of Mr MOTILAL AGARWAL, 130, DAKSHINDARI ROAD, KOLKATA, P.O: SHREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, By caste Hindu, By profession Service

Indetified by Mr JOGINDER SINGH YADAV, Son of Mr PRATAP SINGH YADAV, JAMALIYA HOUSE, R.NO.8, 1ST FLR., S.T.ROAD, P.O: Deonar, Thana: TROMBAY, , Mumbai, MAHARASHTRA, India, PIN - 400088, By caste Hindu, By Profession Private Service

(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 24/02/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,735/- (A(1) = Rs 18,689/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by

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

1. Rs. 18,735/- is paid, by online on 18/02/2016 12:21PM with Govt. Ref. No. 192015160033226152 on 12-02-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 43243 on 18/02/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by

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

1. Rs. 84,020/- is paid, by online on 18/02/2016 12:21PM with Govt. Ref. No. 192015160033226152 on 12-02-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 43243 on 18/02/2016, Head of Account 0030-02-103-003-02

(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 25/02/2016

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 38112, Purchased on 28/01/2016,Vendor named Mousumi Ghosh.

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 32240 to 32264

being No 160401165 for the year 2016.

Digitally signed by TRIDIP MISRA
Date: 2016.03.01 19:12:47 -08:00
Reason: Digital Signing of Deed.

(Tridip Misra) 3/1/2016 7:12:46 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)