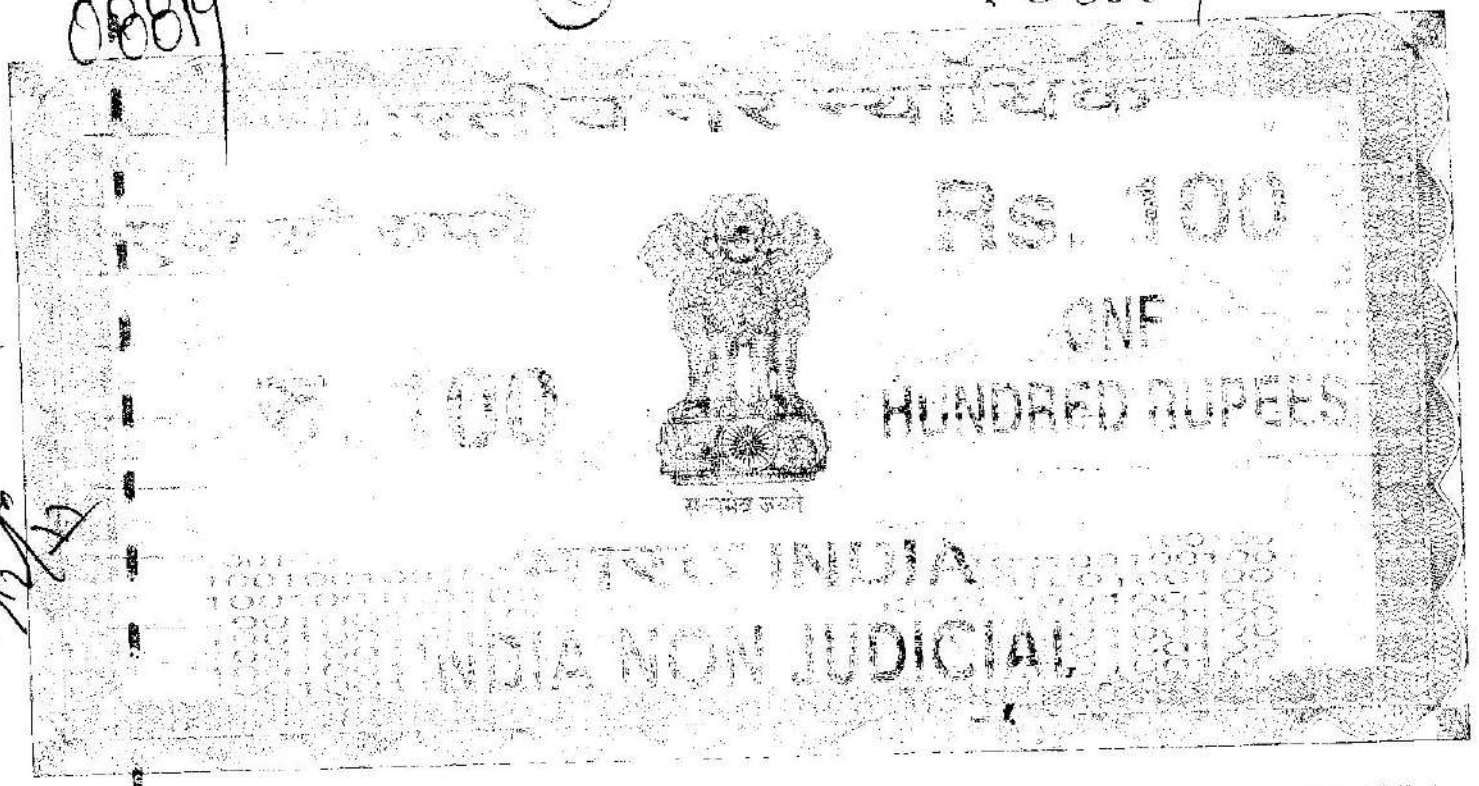
08819 (6) I-08564/2015



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL V 004374

Scrutiny that the document is admissible 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
Registration Act
Alipore, South 24 Parganas
10 DEC 2015

Conveyance

1. **Date:** 10th December, 2015.

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: Windstrom Realtors 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 AABCW7239B of the **Other Part,** represented by its Authorised Signatory Sri Jitendra Kumar Singh, son of Late Ramchabila Singh, by faith Hindu, by Occupation Service, residing at 2, Dakshinpara 3rd Lane, Rishra, District Hooghly-712250, under P.S. Rishra, Post Office Morepukur, having his PAN ENOPS1448K.

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:

For SYNTECH PRODUCTS PRIVATE LIMITED

Director

1. H-No-8, Jamaliya House
S.T. Road, MKD
MB-88

2. Sanjoy Roy
4J. P.R.S Lane
Kol-15

Windstrom Realtors Private Limited

Authorised Signatory

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

1. Santosh Agarwal
130 Dakshindari Road
Kolkata-700048

2. Sourav Seth
Tili Sarak Lane
Bamberi, Hooghly
712102

Drafted by me
Bhawani Shankar Purohit
Advocate (WB/658/2002)

Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of **Rs.17,00,000/-** (Rupees seventeen lac) only towards part consideration for Sale of the Said Property in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
09-12-15	CHEQUE	865682	TMB	KOLKATA	17,00,000/=

Windstrom Realtors Private Limited

Authorised Signatory

Total Rs.17,00,000/-

(Rupees seventeen lac) only

For SYNTECH PRODUCTS PRIVATE LIMITED

Director

Vendor

Witnesses:

1.

2. Sanjoy Roy

3. Santosh Agarwal

4.

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)

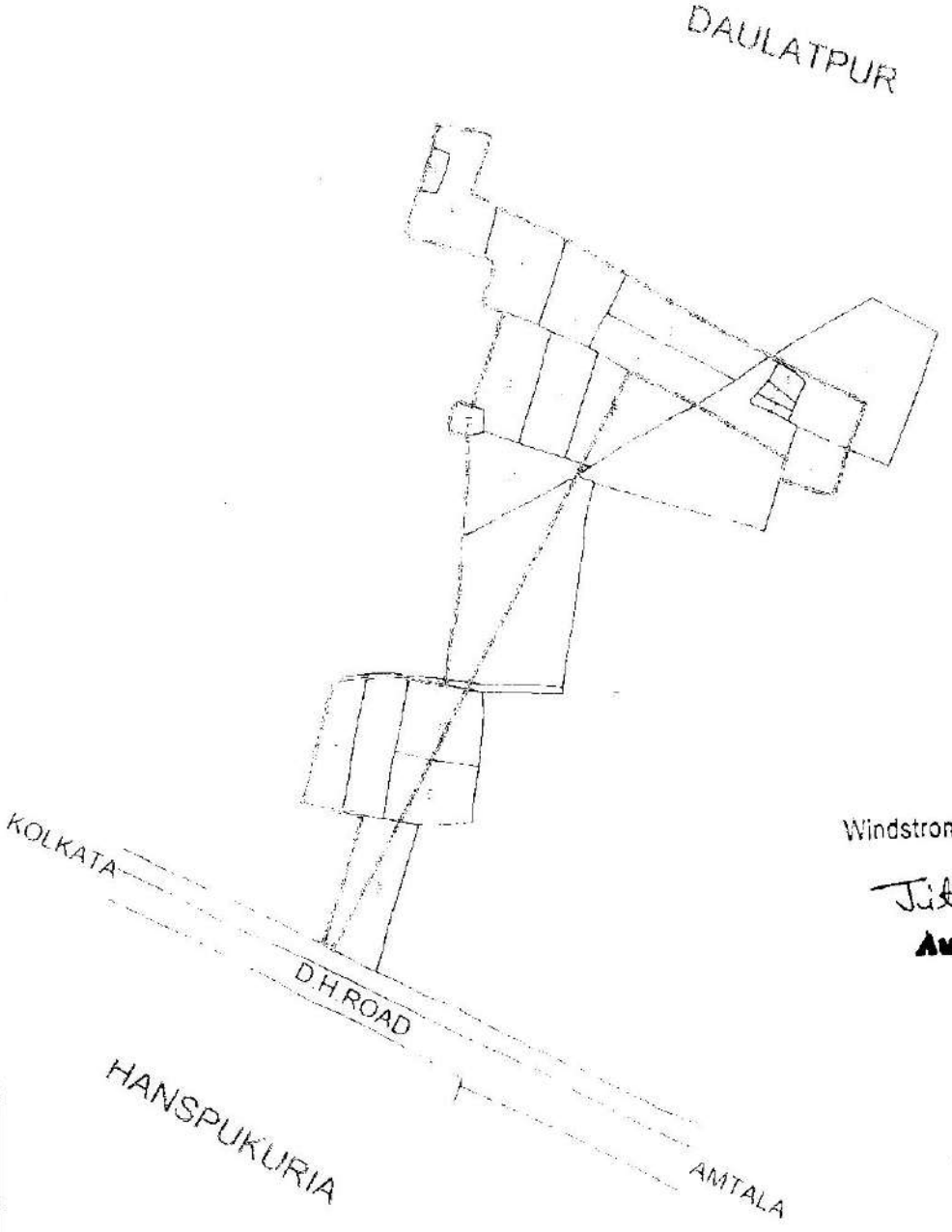


TABLE SHOWING AREA DETAILS

DAG NO	AREA OF LAND IN ACRES	UNDER MOUZA
11	0.11	DAULATPUR
12(P)	0.67	DAULATPUR
13(P)	0.70	DAULATPUR
16	0.57	DAULATPUR
17	0.67	DAULATPUR
18(P)	0.31	DAULATPUR
19(P)	0.10	DAULATPUR
51	0.33	DAULATPUR
52	0.05	DAULATPUR
53	0.06	DAULATPUR
54	0.08	DAULATPUR
55(P)	0.67	DAULATPUR
56(P)	0.08	DAULATPUR
57	0.62	DAULATPUR
58	0.70	DAULATPUR
67(P)	0.33	DAULATPUR
87	0.64	DAULATPUR
88	0.66	DAULATPUR
89	0.71	DAULATPUR
96	0.75	DAULATPUR
98	0.73	DAULATPUR
99	0.10	DAULATPUR
506(P)	0.25	HANSPUKURIA
TOTAL	8.86 ACRES	

Windstrom Realtors Private Limited

Jitendra Kr. Singh

Authorised Signatory

For SYNTECH PRODUCTS PRIVATE LIMITED

Director

SPECIMEN FORM FOR TEN FINGERPRINTS

Jitendra Kr. Singh..

(Left Hand)

(Right Hand)

(Left Hand)

(Right Hand)

(Left Hand)

(Right Hand)

(Left Hand)

(Right Hand)

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

I-08564/15

GRN: 19-201516-002591846-2 Payment Mode: Counter Payment

GRN Date: 09/12/2015 11:14:26 Bank: HDFC Bank

BRN : 38777 BRN Date: 11/12/2015 11:45:23

DEPOSITOR'S DETAILS

Id No. : 16040001016252/1/2015
[Query No./Query Year]

Name : WINDSTROM REALTORS PVT LTD

Contact No. : Mobile No. : +91 9163302327

E-mail :

Address : D.H.ROAD, P.O. JOKA, KOLKATA-700104

Applicant Name : Mr SUKUMAR DAS

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001016252/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	84920
2	16040001016252/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	18735
		Total		103655

In Words : Rupees One Lakh Three Thousand Six Hundred Fifty Five only

SAMPLE

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 16040001016252/2015

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]			10/12/15
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr JITENDRA KUMAR SINGH 2, DAKSHINPARA 3RD LANE., P.O:- MOREPUKUR, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250	Representative of Buyer [WINDSTROM REALTORS PRIVATE LIMITED]			Jitendra Kr. Singh. 10/12/15

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 JITENDRA KUMAR SINGH	10/12/15

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

(NO.1850

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	**16040001016252/2015**	**Query Date**	**28/11/2015 1:09:14 PM**
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. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20649/09018

To,
जोगेन्दर सिंग यादव
Joginder Singh Yadav
S/O Phulru Singh Yadav
Jamaliya House Room no.08 1st Floor
S.T Road
Opp Narmadeshwar Mandir Near B Comp Mankhurd
Mumbai
T.Deonar Mumbai Mumbai
Maharashtra 400088
9004161904

21/02/2014

Ref 636 / 12C / 283353 / 283582 / P

SH992383647FT

आपला आधार क्रमांक / Your Aadhaar No. :

9432 8328 4736

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

जोगेन्दर सिंग यादव
Joginder Singh Yadav
जन्म तारीख / DOB 04/02/1970
पुरुष / Male

9432 8328 4736

आधार - सामान्य माणसाचा अधिकार

P. S. Trombay
Post Deonar
Occu. – Service

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, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 19 , RS Khatian No:- 363	0.3 Dec	50,000/-	50,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L2	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 18 , RS Khatian No:- 571	0.94 Dec	1,50,000/-	1,50,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L3	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 13 , RS Khatian No:- 466	2.12 Dec	3,50,000/-	3,50,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L4	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 12 , RS Khatian No:- 134	2.03 Dec	3,50,000/-	3,50,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L5	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 89 , RS Khatian No:- 580	2.15 Dec	4,00,000/-	4,00,000/-	Proposed Use: Organisation, ROR: Shali, Property is on Road
L6	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 88 , RS Khatian No:- 550	2 Dec	3,50,000/-	3,50,000/-	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
L7	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 56 , RS Khatian No:- 134	0.24 Dec	50,000/-	50,000/-	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., Post Office: BELAPUR, 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 , Director, SYNTECH PRODUCTS PRIVATE LIMITED UNIT NO.T-461/561, 6TH FLR. SEC.II, BELAPUR R.S.C., Post Office: BELAPUR, CBD BELAPUR, District:-Mumbai (Suburban), Maharashtra, India, PIN - 400614	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACUPR5205Q,		SYNTECH PRODUCTS PRIVATE LIMITED

Buyer Details

Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	WINDSTROM REALTORS PRIVATE LIMITED D.H.ROAD, JOKA, KOLKATA, Post Office: JOKA, Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104	Organization	Executed by: Representative,	PAN No. AABCW7239B,

Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr JITENDRA KUMAR SINGH , Authorised Signatory, WINDSTROM REALTORS PRIVATE LIMITED D.H.ROAD, JOKA, KOLKATA, Post Office: JOKA, Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ENOPS1448K,		WINDSTROM REALTORS PRIVATE LIMITED

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, Post Office: DEONAR, TROMBAY, District:-Mumbai, Maharashtra, India, PIN - 400088	Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,	Mr SUBRAMANIAM RAJAGOPALA, Mr JITENDRA KUMAR SINGH

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 11/01/2016
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.

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr JITENDRA KUMAR SINGH 2, DAKSHINPARA 3RD LANE,, P.O:- MOREPUKUR, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250

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 : 10/12/2015; Date of Admission : 10/12/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	WINDSTROM REALTORS PRIVATE LIMITED D.H.ROAD, JOKA, KOLKATA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No. AABCW7239B,; Status : Organization; Represented by representative as given below:-
1(1)	Mr JITENDRA KUMAR SINGH 2, DAKSHINPARA 3RD LANE,, P.O:- MOREPUKUR, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ENOPS1448K,; Status : Representative; Date of Execution : 10/12/2015; Date of Admission : 10/12/2015; 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 JITENDRA KUMAR SINGH	

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:- 363	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:- 571	0.94 Dec	1,50,000/-	1,50,000/-	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:- 466	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:- 134	2.03 Dec	3,50,000/-	3,50,000/-	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:- 580	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:- 550	2 Dec	3,50,000/-	3,50,000/-	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:- 134	0.24 Dec	50,000/-	50,000/-	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	WINDSTROM REALTORS 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	WINDSTROM REALTORS PRIVATE LIMITED	0.94	100
L3	SYNTECH PRODUCTS PRIVATE LIMITED	WINDSTROM REALTORS PRIVATE LIMITED	2.12	100
L4	SYNTECH PRODUCTS PRIVATE LIMITED	WINDSTROM REALTORS PRIVATE LIMITED	2.03	100
L5	SYNTECH PRODUCTS PRIVATE LIMITED	WINDSTROM REALTORS PRIVATE LIMITED	2.15	100
L6	SYNTECH PRODUCTS PRIVATE LIMITED	WINDSTROM REALTORS PRIVATE LIMITED	2	100
L7	SYNTECH PRODUCTS PRIVATE LIMITED	WINDSTROM REALTORS 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 - 160408564 / 2015

Query No/Year	16040001016252/2015	**Serial no/Year**	1604008819 / 2015
Deed No/Year	I - 160408564 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr JITENDRA KUMAR SINGH	**Presented At**	Private Residence
Date of Execution	10-12-2015	**Date of Presentation**	10-12-2015

Remarks

On 01/12/2015

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/-

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

On 10/12/2015

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

Presented for registration at 17:55 hrs on : 10/12/2015, at the Private residence by Mr JITENDRA KUMAR SINGH ,.

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

Execution is admitted on 10/12/2015 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

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 10/12/2015 by

Mr JITENDRA KUMAR SINGH Authorised Signatory, WINDSTROM REALTORS PRIVATE LIMITED, D.H.ROAD, JOKA, KOLKATA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

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 17/12/2015

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 Cash Rs 0/-, by online = Rs 18,735/-

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

1. Rs. 18,735/- is paid, by online on 11/12/2015 11:45AM with Govt. Ref. No. 192015160025918462 on 09-12-2015, Bank: HDFC Bank (HDFC0000014), Ref. No. 38777 on 11/12/2015, Head of Account 0030-03-104-001-16

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 100/-, by online = Rs 84,920/-

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

1. Rs. 84,920/- is paid, by online on 11/12/2015 11:45AM with Govt. Ref. No. 192015160025918462 on 09-12-2015, Bank: HDFC Bank (HDFC0000014), Ref. No. 38777 on 11/12/2015, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 25755, Purchased on 26/11/2015,Vendor named S Das.

(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 1604-2015, Page from 116270 to 116294

being No 160408564 for the year 2015.

Digitally signed by TRIDIP MISRA
Date: 2015.12.28 19:21:53 -08:00
Reason: Digital Signing of Deed.

(Tridip Misra) 12/28/2015 7:21:53 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)