7314/2015 07690/15

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

Mc-2137/15

V 099109

40-736859/15
N. 7500000/-

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

Additional Registrar of Assurances-I, Kolkata

23 SEP 2015

THIS DEED OF CONVEYANCE made this 19th day of September Two Thousand and Fifteen **BETWEEN (SMT.) MADHU BANKA** (having PAN ADIPB4580B) wife of Shri Rajkumar Banka and daughter of late Muralidhar Choudhary residing at 'Flat No.4E, Kailash Building, 35/1 Chowringhee Road, Police Station and Post Office - Shakespeare Sarani, Kolkata - 700071 (hereinafter referred to as "the **Vendor**", which term or

Madhu Banka

9354

Sold to.....
Address.....
Value.....
- 4 SEP 2015

L.S.V. High Court
Sujit Sarkar
High Court, A.S.

PANKAJ SHROFF & CO.
4, Government Place (North)
Delta House, 8th Floor,
Kolkata - 700 001

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2015

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs executors administrators and legal representatives) of the **ONE PART AND SKDJ SKY HEIGHT LLP** (formerly SKDJ Sky Height Private Limited), a Limited Liability Partnership within the meaning of Limited Liability Partnership Act, 2008 having its registered office at 8 Orphangunj Market, Police Station - Watgunj, Post Office - Babubazar, Kolkata-700023 (having PAN ACUFS1471R) represented by its Designated Partner Mr. Sushil Kumar Agarwal son of Shri Indra Chand Gupta residing at 464, S.N. Roy Road, Police Station and Post Office-New Alipore, Kolkata-700038 (hereinafter referred to as "the **Purchaser**", which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being their respective heirs executors administrators legal representatives and assigns) of the **OTHER PART:**

WHEREAS:

A. Smt. Durgadevi Choudhary was the absolute owner of **ALL THAT** the piece and parcel of land containing an area of 15 Cottahs 10 Chittacks more or less situate and lying at and being municipal premises No. 126 Buroshibtalla Main Road, Police Station Behala, Kolkata-700038 with dwelling house sheds and structures thereat as shown in the plan annexed hereto duly bordered thereon in 'Red' (hereinafter referred to as "the **said Premises**") together with common ownership of and right of use of the south-north passage and from the end thereon west-east passage leading towards said Premises (hereinafter referred to as "the **Private Passages**").

B. The said Smt. Durgadevi Choudhary, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 22nd December 1974 leaving her surviving her husband Muralidhar Choudhary, four sons Prakash Kumar Choudhary (since deceased), Pradeep Kumar Choudhary, Pramod Kumar Choudhary and Prabhat Kumar Choudhary and two daughters (Smt.) Savita Goenka and (Smt.) Madhu Banka (being the Vendor hereto) as her only heirs and heiresses who all upon her death inherited and became entitled to the said Premises in equal one-seventh undivided shares together with common ownership of and right of use of the said Private Passages.

Madhu Banka

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OF ASSURANCES-I, KOLKATA
19 SEP 2015

C. The said Muralidhar Choudhary, a Hindu governed by Mitakshara School of Hindu Law, died intestate on 6th September, 2015 leaving him surviving his three sons Pradeep Kumar Choudhary, Pramod Kumar Choudhary and Prabhat Kumar Choudhary, two daughters (Smt.) Savita Goenka and (Smt.) Madhu Banka (being the Vendor hereto) and heirs of his predeceased son Prakash Kumar Choudhary, being wife (Smt.) Lalita Choudhary, daughter (Smt.) Preeti Dharnidharka and son Amit Kumar Choudhary as his only legal heirs and heiresses who all upon his death inherited and became entitled to undivided one-seventh part or share of and in the said Premises in the shares mentioned corresponding to their names below together with common ownership of and right of use of the said Private Passages.

Sl No.	Name	Share
1	Pradeep Kumar Choudhary	1/42th
2.	Pramod Kumar Choudhary	1/42th
3.	Prabhat Kumar Choudhary	1/42th
4.	Savita Goenka	1/42th
5.	Madhu Banka	1/42th
6(a)	Lalita Choudhary	1/126th
(b)	Preeti Dharnidharka	1/126th
(c)	Amit Kumar Choudhary	1/126th

D. The Vendor has thus become and is the owner of one-sixth (1/6th) undivided share of and in the said Premises (out of such 1/6th share, she inherited 1/7th share from her mother said Durga Devi Choudhary and 1/42th share from her father said Muralidhar Choudhary as aforesaid) together with common ownership of and right of use of the said Private Passages.

E. The Vendor has contracted with the Purchaser for absolute sale of 1/6th undivided part or share of and in the said Premises together with common ownership of and right of use of the said Private Passages free from all encumbrances and liabilities whatsoever at or for the consideration of Rs.75,00,000/= (Rupees seventy-five lakhs) only.

Madhu Banka

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OF ASSURANCES-I, KOLKATA
19 SEP 2015

1. **NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.75,00,000/= (Rupees seventy-five lakhs) only by the Purchaser to the Vendor paid at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the property hereby granted and conveyed in favour of the Purchaser) the Vendor hereby absolutely and indefeasibly grants sells conveys transfers assigns and assures unto and to the Purchaser **ALL THAT** undivided 1/6th part or share of and in the aforesaid premises No. 126 Buroshibtalla Main Road, Kolkata-700038, Police Station Behala in the District of South 24-Parganas measuring 15 Cottahs 10 Chittacks more or less morefully described in the **SCHEDULE** hereunder written and delineated in the plan annexed hereto duly bordered thereon in **'Red'** (and hereinafter referred to as "the **said share in the said Premises**") together with common ownership of and right of use of the said Private Passages **Together With** like 1/6th undivided share in all and singular the edifices fixtures gates courts courtyards compound walls areas sewers drains ways paths passages fences hedges ditches trees water water-courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are to heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and the rents issues and profits of the said Premises to the extent of 1/6th share **AND** all the legal incidences thereof **AND ALL** the estate right title interest use trust property possession claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the property hereby granted and conveyed or expressed or intended so to be and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession.

2. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

(a) THAT notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary, the

Madhu Banka

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2015

Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property hereby granted and conveyed or expressed or intended so to be and every part thereof without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same.

(b) AND THAT the Vendor hath not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the property hereby granted and conveyed or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(c) AND THAT notwithstanding any act deed matter or thing whatsoever done as aforesaid the Vendor hath now in herself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the property hereby granted and conveyed or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

(d) AND THAT the property hereby granted and conveyed or expressed or intended so to be now are free from all claims demands encumbrances charges leases uses liens lispendens attachments restrictions debutters trusts and liabilities whatsoever or howsoever made or suffered by the Vendor.

(e) AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the said Premises with the other co-owners thereof and receive the rents issues and profits thereof to the extent of 1/6th share without any lawful eviction interruption claim or demand whatsoever from or by the Vendor.

(f) AND THAT the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the property hereby granted and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

Madhu Banka

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OF ASSURANCES-I, KOLKATA
19 SEP 2015

THE SCHEDULE ABOVE REFERRED TO:

(said share in the said Premises)

All That undivided 1/6th part or share of and in the dwelling house sheds and structures together with like undivided 1/6th part or share of and in the piece or parcel of land or ground thereunto belonging and appertaining thereto containing an area of 15 Cottahs 10 Chittacks more or less (which 1/6th share is equivalent to 02 Cottahs 09 Chittacks 30 Square feet) situate and lying at and being Premises No. 126 Buroshibtalla Main Road (formerly a divided and demarcated portion of Holding/Premises No.25 Buroshibtalla Main Road), Kolkata-700038, Police Station - Behala, Post Office Sahapur, within Ward No.117 of the South Suburban Unit of the Kolkata Municipal Corporation (comprised in R.S. Dag Nos. 742, 743, 744 and 747 recorded in R.S. Khatian Nos. 422, 26 and 5 in Mouza Punja Sahapur) in the District - South 24-Parganas (formerly 24 Parganas) and shown in the plan annexed hereto duly bordered thereon in **'Red'** and butted and bounded as follows:

On the **North**	:	By Goalpara Road;
On the **East**	:	Partly by premises No. 131B Buroshibtalla Main Road and partly by 131C Buroshibtalla Main Road;
On the **South**	:	By premises No. 131C Buroshibtalla Main Road;
On the **West**	:	Partly by premises No. 128 Buroshibtalla Main Road and partly by the west-east private passage;

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded called numbered described or distinguished.

Be It Mentioned That the total built-up area of the dwelling house C.I. sheds and structures at the said Premises is 6300 Square feet more or less and one-sixth share whereof being hereby conveyed is undivided 1050 Square feet.

Madhu Banka

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2015

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

SIGNED SEALED AND DELIVERED by the abovenamed **VENDOR, MADHU BANKA** at Kolkata in the presence of:

Madhu Banka

Advocate
4, Government Place (North),
Kolkata - 700001.

35/1 Chowringhee Rd, Kol-71
(ROHIT BANKA)

EXECUTED on behalf of the abovenamed **PURCHASER, SKDJ SKY HEIGHT LLP** by its Designated Partner Mr. Sushil Kumar Agarwal at Kolkata in the presence of:

SKDJ SKY HEIGHT LLP

(Sushil Kumar Agarwal)
Designated Partner

Advocate

Drafted by me:

(PANKAJ SHROFF)
Advocate
4 Government Place (North)
Kolkata - 700001
Registration No. WB-904/1982

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2015

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.75,00,000/= (Rupees seventy-five lakhs) only being the consideration in full payable under these presents as per Memo written below:

MEMO OF CONSIDERATION

1.	By RTGS from the Bank account of the Purchaser with Punjab National Bank, BRBB Road, Kolkata to the Bank account of the Vendor with with Oriental Bank of Commerce, Princep Street Branch, Kolkata for (UTR No. PUNBR52015091910007376)	Rs.74,25,000/=
2.	By way of tax deduction at source @ 1% of the consideration paid hereunder	Rs. 75,000/=
		Rs.75,00,000/=

(Rupees seventy-five lakhs) only

Madhu Banka

Witnesses:

Madhu Banka

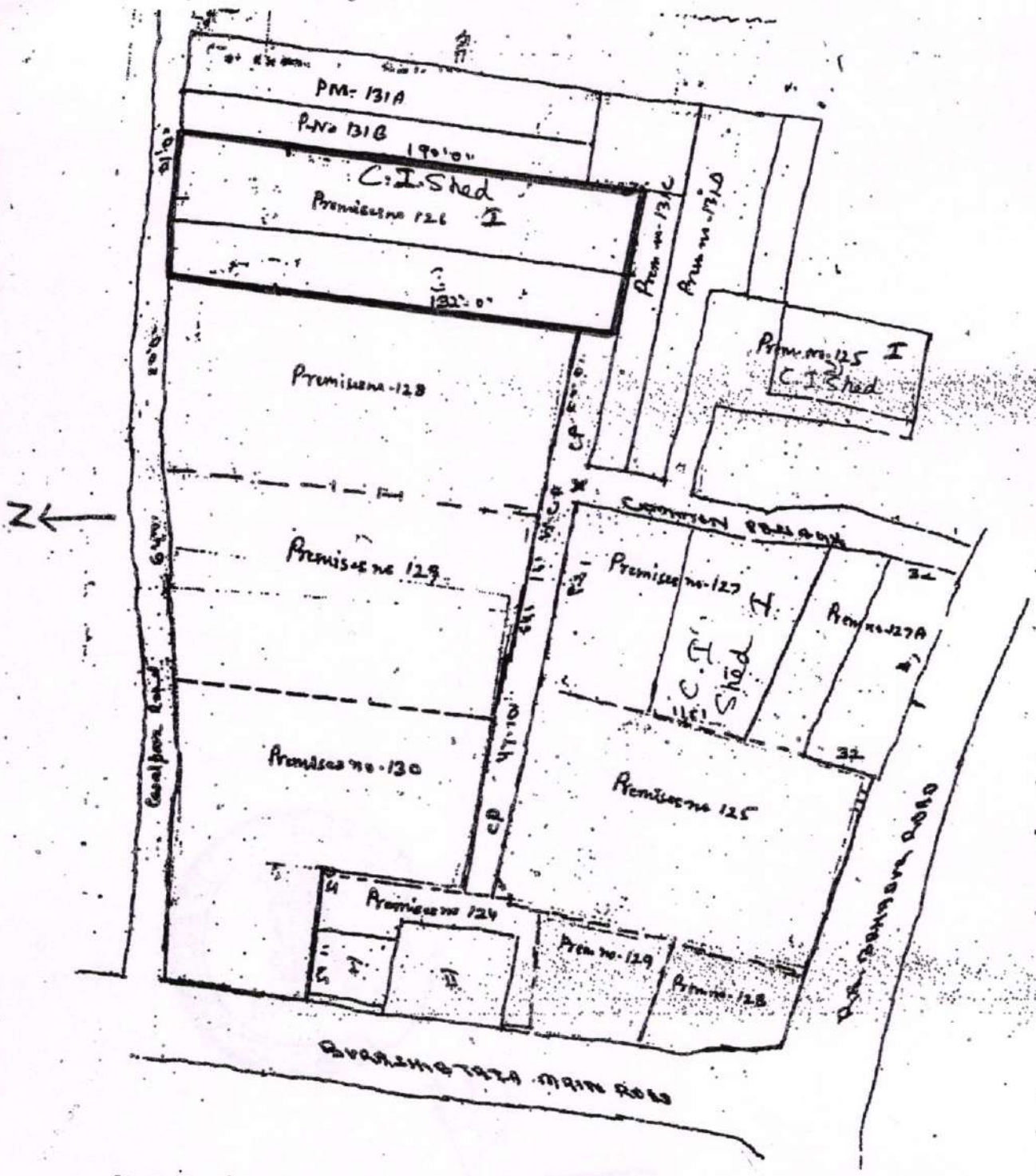
Advocate

Rolin Dr

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2015

PLAN NOT TO SCALE



SITE PLAN OF PREMISES NO. 126
BUROSHIBTOLLA MAIN ROAD, P.S. - BEHALA,
KOLKATA - 700038

SKDJ SKY HEIGHT LLP

(Sushil Kumar Agarwal)
Designated Partner

Madhu Banka

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2015

	Finger prints of the above executant				
					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

	Finger prints of the above executant				
 (Sushil Kumar Agarwal)					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

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CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2015

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

N: 19-201516-001887398-1 | Payment Mode: Online Payment

N Date: 19/09/2015 13:47:49 | Bank: Punjab National Bank

N : 31715671 | BRN Date: 19/09/2015 01:56:58

OSITOR'S DETAILS

Id No. : 19010000736859/3/2015
[Query No./Query Year]

ne : PANKAJ SHROFF AND CO

ntact No. : | Mobile No. : +91 9163033625

ail : SKDJGROUP@SKDJ.CO.IN

dress : 4 GOVERNMENT PLACE NORTH
700001

licant Name : Org Pankaj Shroff And Company

ice Name :

ice Address :

tus of Depositor : Solicitor firm

pose of payment / Remarks : Sale, Sale Document Payment No 3

MENT DETAILS

Sl. No	Identification No	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000736859/3/2015	Property Registration- Registration Fees	0030-03-104-001-16	82587
2	19010000736859/3/2015	Property Registration- Stamp duty	0030-02-103-003-02	524920
		Total		607507

n Words : Rupees Six Lakh Seven Thousand Five Hundred Seven only

PAID

CALCUTTA

SUB-REGISTRAR
KOLKATA

19 SEP 2015

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1901002137/2015	Date of Application	19/09/2015
Query No / Year	19010000736859/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Org Pankaj Shroff And Company		
Stampduty Payable	Rs.5,25,020/-		
Registration Fees Payable	Rs.82,587/-		
Applicant Name of the Visit Commission	Mr N Jhunjhunwala		
Applicant Address	4, Govt Place (N), Kol- 1		
Place of Commission	4, Govt Place (N), Kol - 1		
Expected Date and Time of Commission	19/09/2015 3:00 PM		
Fee Details	J1: 250/-, J2: 100/-, PTA-J(2): 0/-, Total Fees Paid: 350/-		
Remarks			

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19010000736859/2015

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	Smt Madhu Banka Flat No.4E, Kailash Building, 35/1, Chowringhee Ro, P.O:- Shakespeare Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Seller		 6108	Madhu Banka 19-9-15

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SUSHIL KUMAR AGARWAL 464, S N ROY ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Representative of Buyer [SKDJ SKY HEIGHT LLP]		6112 	(Sushil Kumar Agarwal) 19/9/15

PRESENTANT

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Pradeep Yadav Son of Shri Krishna Yadav 4, Government Place North, 8th Floor, Olisa House, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Smt Madhu Banka, SKDJ SKY HEIGHT LLP	Pradeep Yadav. 19/9/15.

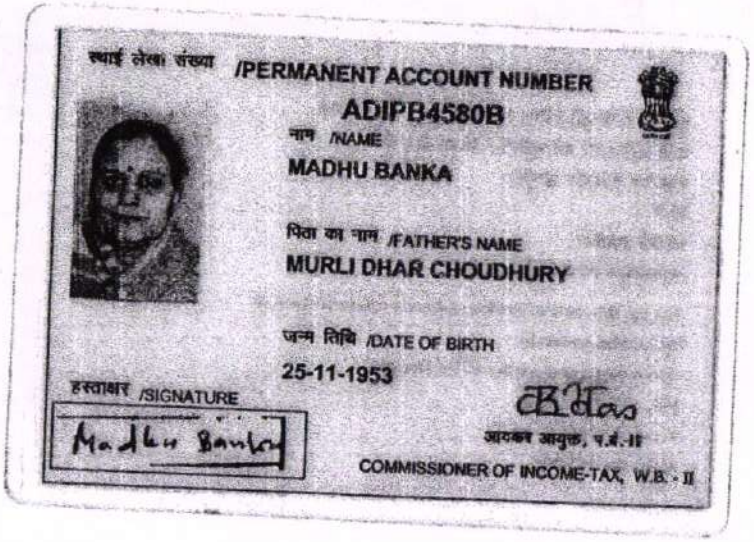
(Sujan Kumar Maity)

Query No:-19010000736859/2015, 19/09/2015 01:23:35 PM KOLKATA (A.R.A. - I)

SEAL OF THE ADDL. DISTRICT ... CALCUTTA

19 SEP 2015

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADIPB4580B

नाम /NAME

MADHU BANKA

पिता का नाम /FATHER'S NAME

MURLI DHAR CHOUDHURY

जन्म तिथि /DATE OF BIRTH

25-11-1953

हस्ताक्षर /SIGNATURE

Madhu Banka

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

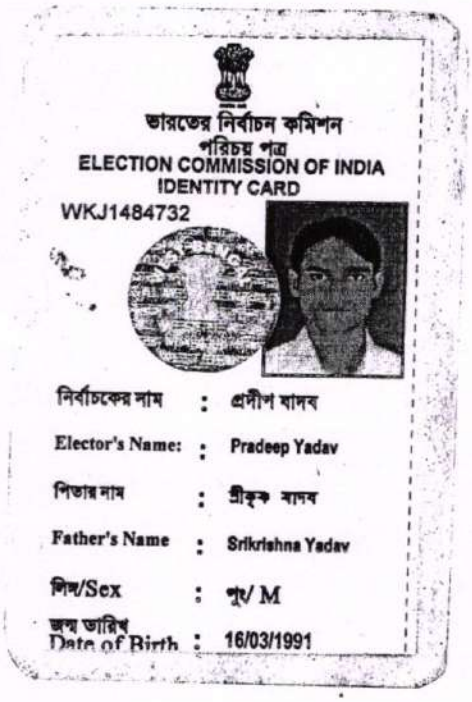
Madhu Banka

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

SKDJ SKY HEIGHT LLP

Designated Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WKJ1484732

নির্বাচকের নাম	:	প্রদীপ যাদব
Elector's Name:	:	Pradeep Yadav
পিতার নাম	:	শ্রীকৃষ্ণ যাদব
Father's Name	:	Srikrishna Yadav
লিঙ্গ/Sex	:	পুং/ M
জন্ম তারিখ Date of Birth	:	16/03/1991

Pradeep Yadav.

WKJ1484732

ঠিকানা:
১০, ওল্ড পোষ্ট অফিস স্ট্রীট, কলকাতা মিউনিসিপাল কর্পোঃ, হেয়ার স্ট্রীট, কলকাতা-700001

Address:
10, OLD POST OFFICE STREET, KOLKATA MUNICIPAL CORPORATION, HARE STREET, KOLKATA-700001

Date: 29/09/2010

162-চৌরঙ্গী নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for 162-Chowrangee Constituency

ঠিকানা পরিবর্তন হলে নতুন নির্বাচন ক্ষেত্রের তালিকা নিয়ে নাম তোলা ও একই নম্বরের নতুন কার্ড পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

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.

Seller

28/09

Seller, Buyer and Property Details

eller & Buyer Details

Presentant Details
Name and Address of Presentant
Mr SUSHIL KUMAR AGARWAL 464, S N ROY ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038

Seller Details
Name, Address, Photo, Finger print and Signature
Smt Madhu Banka Wife of Shri Rajkumar Banka Flat No.4E, Kailash Building, 35/1, Chowringhee Ro, P.O:- Shakespeare Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADIPB4580B, Status : Individual Date of Execution : 19/09/2015 Date of Admission : 19/09/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details	
	Name, Address, Photo, Finger print and Signature
	SKDJ SKY HEIGHT LLP 8, ORPHANGUNJ MARKET, P.O:- BABUBAZAR, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 PAN No. ACUFS1471R, Status : Organization Represented by representative as given below:-
I)	Mr SUSHIL KUMAR AGARWAL 464, S N ROY ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 19/09/2015 Date of Admission : 19/09/2015 Place of Admission of Execution : Pvt. Residence

Identifire Details

Identifier Details			
No.	Identifier Name & Address	Identifier of	Signature
	Mr Pradeep Yadav Son of Shri Krishna Yadav 4, Government Place North, 8th Floor, Olisa House, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Smt Madhu Banka, Mr SUSHIL KUMAR AGARWAL	

Transacted Property Details

Land Details						
ith No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bura Shibtala Main Road, Road Zone : (Premises Located on Road --) , , Premises No. 126, Ward No: 117	(Premises Located on Road --)	2 Katha 9 Chatak 30 Sq Ft	70,00,000/-	70,00,000/-	Proposed Use: Bastu, Property is on Road

Structure Details				
Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
Gr. Floor	1050 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Tin Shed, Extent of Completion: Complete
On Land L1	1050 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure

Applicant Details

Details of the applicant who has submitted the requisition form	
plicant's Name	Pankaj Shroff And Company
dress	4, Government Place North, 8th Floor, Olisa House,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
plicant's Status	Solicitor firm

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190107690 / 2015

Query No/Year	19010000736859/2015	**Serial no/Year**	1901007314 / 2015
Deed No/Year	I - 190107690 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr SUSHIL KUMAR AGARWAL	**Presented At**	Private Residence
Date of Execution	19-09-2015	**Date of Presentation**	19-09-2015

Remarks

On 18/09/2015

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 75,00,000/-

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 19/09/2015

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

Presented for registration at 15:11 hrs on : 19/09/2015, at the Private residence by Mr SUSHIL KUMAR AGARWAL ,.

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

Execution is admitted on 19/09/2015 by

Smt Madhu Banka, Wife of Shri Rajkumar Banka, Flat No.4E, Kailash Building, 35/1, Chowringhee Ro, P.O: Shakespeare Sarani, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700071, By caste Hindu, By Profession House wife
Indetified by Mr Pradeep Yadav, Son of Shri Krishna Yadav, 4, Government Place North, 8th Floor, Olisa House, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 19/09/2015 by

Mr SUSHIL KUMAR AGARWAL
Indetified by Mr Pradeep Yadav, Son of Shri Krishna Yadav, 4, Government Place North, 8th Floor, Olisa House, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 21/09/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 82,587/- (A(1) = Rs 82,489/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by

Description of Online Payment
1. Rs 82,587/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: Punjab National Bank (PUNB0010000)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,25,020/- and Stamp Duty paid by

Description of Online Payment
1. Rs 5,24,920/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: Punjab National Bank (PUNB0010000)

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 23/09/2015

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. 5,25,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Rs 100/- is paid on Impressed type of Stamp, Serial no 93541, Purchased on 04/09/2015,Vendor named Sujit Sarkar.

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 114998 to 115023

being No 190107690 for the year 2015.

Seal of the Additional Registrar, Assurance - I, Kolkata

Digitally signed by SUJAN KUMAR MAITY
Date: 2015.09.28 18:32:57 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 28/09/2015 18:32:56

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)

DATED THIS 19th DAY OF September 2015

BETWEEN

(SMT.) MADHU BANKA

... VENDOR

AND

SKDJ SKY HEIGHT LLP

... PURCHASER

DEED OF CONVEYANCE

(1/6th share in 126 Buroshibtolla Main Road, Kolkata)

PANKAJ SHROFF & COMPANY
Advocates
4 GOVERNMENT PLACE (NORTH),
8TH FLOOR,
KOLKATA-700 001