

14641/24

I-15835/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 650986

16/8/2024

2-2-2148302/24

U.L.

It is declared that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

X  
District Sub-Register-III  
Alipore, South 24-parganas

18/9/24

THIS DEED OF CONVEYANCE made this 16th day of August Two Thousand and Twenty-Four BETWEEN (1) (SM.) CHANDNI CHOUDHARY (having PAN APOPB1142B and Aadhaar No. 6176 7316 8795) wife of Shri Gaurav Choudhary residing at 25 Buroshibtalla Main Road (now premises No.125

113667

No.....Sold to.....  
Address.....  
Rs.....  
Date.....

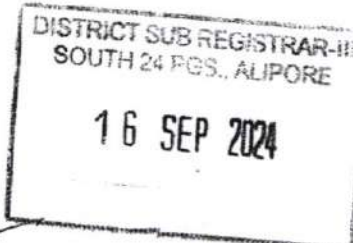
08 AUG 2024 PANKAJ SHROFF & CO.  
ADVOCATE  
Diamond Heritage, N611, 6th Fl  
16, Strand Road,  
Kolkata-700 001

**SIPRA DEY**

Licence No.: 18A

Code : 10

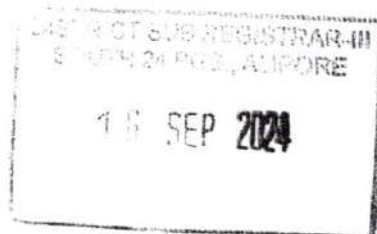
1 N. S. Road, Kolkata-700 001



*(Signature)*  
(Sushanta Datta  
8/o, Late G.C. Datta  
63, Baishali Park,  
PO - Garia - B. Bandrow  
Kolkata - 700086



Buroshibtalla Main Road), Police Station Behala, Post Office Sahapur, Kolkata-700038 as executrix to the estate of late **Pradeep Kumar Choudhary** son of late Muralidhar Choudhary **(2) PRAMOD KUMAR CHOUDHARY** (having PAN ACHPC8702E and Aadhaar No 648779179097) son of late Muralidhar Choudhary residing at 25 Buroshibtalla Main Road (now premises No.125 Buroshibtalla Main Road), Police Station Behala, Post Office Sahapur, Kolkata-700038, **(3) PRABHAT KUMAR CHOWDHARY** (having PAN ASTPC0936E and Aadhaar No 815159228091) son of late Muralidhar Choudhary residing at 25/1 Buroshibtalla Main Road (now premises No.125 Buroshibtalla Main Road), Police Station Behala, Post Office Sahapur, Kolkata-700038, **(4) AMIT KUMAR CHOUDHARY** (having PAN AEMPC6217K and Aadhaar No 225454793970) son of late Prakash Kumar Choudhary residing at Flat No.C-204, Nagar Residency, Gurunanak Path, Malviyanagar, Police Station -Malviyanagar, Post Office Malviyanagar, Jaipur-302017, **(5) DEVASHISH CHOUDHARY** (having PAN AAJPC7877L and Aadhaar No. 8795 4454 2764) son of Mr. Vinay Kumar Choudhary residing at Auroshree, Plot Nos.13 and 14, Govind Vihar, Bomikhal, Police Station Laxmisagar, Post Office Rasulgarh, Bhubaneshwar -751010, State of Orissa **(6) ARAVIND CHOUDHARY** (having PAN AIBPC7938E and Aadhaar No. 9092 0116 6400) son of Mr. Vikash Choudhary residing at Auroshree, Plot Nos.13 and 14, Govind Vihar, Bomikhal, Police Station Laxmisagar, Post Office Rasulgarh, Bhubaneshwar -751010, State of Orissa and **(7) ANIL KUMAR CHOWDHURY** son of late Narsingh Chowdhary (having PAN AAJPC7875J and Aadhaar No 702439686633) residing at "Auroshree" Building, 13-14 Govind Vihar, Bomikhal, Behind Ekmara Talkies, Police Station Laxmisagar, Post Office Rasulgarh, Bhubaneshwar-751010, Orissa (hereinafter collectively referred to as "the **VENDORS**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include and each of their respective heirs legal representatives executors administrators successors and permitted assigns) of the **FIRST 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 Camac Street, "Shantiniketan Building", Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata-700017 (having LLPINAAD-7199 and PAN ACUFS1471R) represented by its Designated Partner Mr. Sushil Kumar Agarwal son of Mr. Indra Chand Gupta (having PAN AGQPA1323C and Aadhaar No 459930349914) working for gain at 8 Camac Street, Shantiniketan Building, Suite No.908, P.O. Circus Avenue, P.S. Shakespeare Sarani Kolkata-700017 (hereinafter referred to as "the **PURCHASER**", which expression shall unless excluded by or



repugnant to the subject or context be deemed to mean and include its successors or successors and/or assigns) of the **SECOND PART AND (SM.) USHA CHOUDHARY** (having PAN ACHPC8693E and Aadhaar No. 2850 5703 1095) wife of late **Pradeep Kumar Choudhary** residing at 25 Buroshibtalla Main Road (now premises No.125 Buroshibtalla Main Road), Police Station Behala, Post Office Sahapur, Kolkata-700038 as sole beneficiary to the estate of late **Pradeep Kumar Choudhary** son of late Muralidhar Choudhary (hereinafter referred to as "the **FIRST CONFIRMING PARTY**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs legal representatives executors administrators and permitted assigns) of the **THIRD PART AND (1) GAURAV CHOUDHARY** (having PAN AFSPC6498P and Aadhaar No. 9013 3349 2637) son of late **Pradeep Kumar Choudhary** residing at 25 Buroshibtalla Main Road (now premises No.125 Buroshibtalla Main Road), Police Station Behala, Post Office Sahapur, Kolkata-700038 and **(2) (SM.) PUJA AGARWAL** (having PAN ADLPC7707Q and Aadhaar No. 9379 8658 4892) daughter of late **Pradeep Kumar Choudhary** residing at B205, Kanakia Exotica, CC-1 Compound, Dattapada Road, Sai Service, Borivali East, Mumbai, Mumbai Suburban, Police Station Kasturba Marg, Post Office Borivali East, Maharashtra, Pin code - 400066 (hereinafter referred to as "the **SECOND CONFIRMING PARTIES**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs legal representatives executors administrators and permitted assigns) of the **FOURTH PART:**

**WHEREAS:**

- A. Shri Pradeep Kumar Choudhary (since deceased), Shri Vinay Kumar Choudhary, Shri Vikash Choudhary along with the Vendor Nos. 2, 3, 4 and 7 abovenamed and the Purchaser hereto were collectively the absolute joint owners of **ALL THAT** the piece and parcel of land situate and lying at and being municipal premises No.125, Buroshibtalla Main Road, Police Station Behala, Kolkata-700038 containing an aggregate area of 154 Cottahs 03 Chittacks 24 Square feet more or less together with the dwelling house sheds and structures each thereat (hereinafter referred to as "the **Larger Property**"), in the following proportion:



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(i)	PRADEEP KUMAR CHOUDHARY	23.38% undivided share
(ii)	PRAMOD KUMAR CHOUDHARY	19.64% undivided share
(iii)	PRABHAT KUMAR CHOWDHARY	20.51% undivided share
(iv)	AMIT KUMAR CHOUDHARY	19.86% undivided share
(v)	VINAY KUMAR CHOUDHARY	03.00% undivided share
(vi)	VIKASH CHOUDHARY	03.00% undivided share
(vii)	ANIL KUMAR CHOWDHURY	05.90% undivided share
(viii)	SKDJ SKY HEIGHT LLP	<u>04.71% undivided share</u>
	Total:	<u>100%</u>

- B. By the Development Agreement dated, 1<sup>st</sup> December 2020 and registered with the District Sub Registrar-III, Alipore, South 24 Parganas in Book No. I, Volume No.1603-2021, Pages from 5079 to 5145, Being No. 160302870 for the year 2020, Shri Pradeep Kumar Choudhary (since deceased), Shri Vinay Kumar Choudhary, Shri Vikash Choudhary along with the Vendor Nos. 2, 3, 4 and 7 abovenamed contributed and provided their entire 95.29% share in the Larger Property to the Purchaser hereto and granted the Purchaser the sole and exclusive right and authority to develop the New Buildings thereat and to market, commercially exploit and sell the Saleable Areas thereat for mutual benefit and for the consideration and on the terms and conditions therein contained.
- C. Subsequently Shri Pradeep Kumar Choudhary died testate after making and publishing his Last Will and Testament dated 21<sup>st</sup> December 2020 whereby and whereunder he appointed his daughter in law Sm. Chandni Choudhary as his Executrix and gave devised and bequeathed his entire share in the Larger Property with all rights and entitlements under the said Development Agreement unto and in favour of his wife Sm. Usha Choudhary absolutely. Sm. Chandni Choudhary has applied for grant of probate of the said Last Will and Testament dated 21<sup>st</sup> December 2020 of late Pradeep Kumar Choudhary before the Hon'ble High Court at Calcutta vide P.L.A. No.217 of

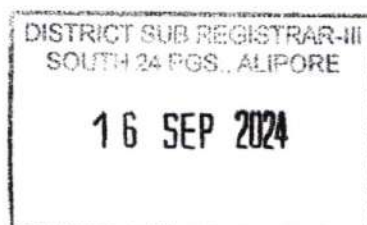


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2022. The son and daughter of late Pradeep Kumar Choudhary namely Gaurav Choudhary and Sm. Puja Agarwal have given their consent for grant of probate of the said Last Will and Testament dated 21<sup>st</sup> December 2020 of late Pradeep Kumar Choudhary.

- D. In terms of the Development Agreement, the Purchaser hereto has obtained sanction of building plans in respect of the Larger Property vide Building Permit No. 2024130052 dated 14.06.2024 (hereinafter referred to as "**the Sanction Plan**"). In order to obtain sanction of the said building plan, all the owners of the Larger Property (including the Purchaser hereto) by a Deed of Gift dated 12<sup>th</sup> March, 2024 registered in the office of District Sub-Registrar-II, South 24 Parganas in Book No. 1, Volume No. 1602-2024, Pages 115356 to 115372, Being No. 160203882 and another Deed of Corner Splayed dated 13<sup>th</sup> March, 2024 registered in the office of District Sub-Registrar-II, South 24 Parganas in Book No. 1, Volume No. 1602-2024, pages 115340 to 115355, Being No. 160203880, had gifted a total area of 607.03 Square metre land out of the Larger Property equivalent to 09 Cottah 01 Chittack 09 Square feet (more or less) to the Kolkata Municipal Corporation (hereinafter referred to as "**KMC**"). After such gifts to KMC, the total area of the said premises No.125, Buroshibtalla Main Road, Police Station Behala, Kolkata-700038 stood reduced to about 145 Cottah 02 Chittacks and 15 Square feet (more or less) (as morefully described in the **First Schedule** hereunder written and hereinafter referred to as "**the said Property**").
- E. Subsequently, Shri Vinay Kumar Choudhary son of late Narsingh Chowdhury granted conveyed and transferred, by way of gift, his undivided 03% share right title and interest in the said Property together with all benefits, rights and obligations arising out of (i) the said Development Agreement and (ii) the said Sanction Plans, unto and in favour of his son Devashish Choudhary by a Deed of Gift dated 06th August 2024 registered with the District Sub-Registrar-IV, Alipore, South 24-Parganas.
- F. The said Shri Vikash Choudhary son of late Narsingh Chowdhury granted conveyed and transferred, by way of gift, his undivided 03% share right title and interest in the said Property together with all benefits, rights and obligations arising out of (i) the said Development Agreement and (ii) the



said Sanction Plans, unto and in favour of his son Aravind Choudhary by a Deed of Gift dated 06th August 2024 registered with the District Sub-Registrar-IV, Alipore, South 24-Parganas.

- G. In furtherance to the said Development Agreement executed between the erstwhile owners of the Larger Property and the Purchaser hereto, the Vendors hereto have mutually discussed and decided to sell convey and transfer 30% of their share in the said Property being 41.50 Cottahs out of 138.31 Cottahs land owned by them unto and in favour of the Purchaser Together with benefits of the said building plan to the extent of their 30% share in the said Property and Together with all benefits of revenue attributable to their 30% share in the said Property under the said Development Agreement and the Purchaser has agreed to purchase the same, free from all encumbrances and liabilities, at and for the consideration of Rs.9,90,00,000/- (Rupees nine crore ninety lakh only).
- H. At the request of the Vendors, said Sm. Usha Choudhary, Gaurav Choudhary and Sm. Puja Agarwal (being the only heirs of late Pradeep Kumar Choudhary) have, inter-alia, agreed to join in as party to these presents to concur confirm and accept the contents of the said Will of late Pradeep Kumar Choudhary and to reiterate and accept Sm. Usha Choudhary to be the sole and absolute owner/beneficiary of the entire share of late Pradeep Kumar Choudhary in the said Property and also convey unto and to the Purchaser all and whatever right title interest they may have of and in such 30% share of the Vendors in the said Property as hereinafter contained. Further, at the request of (Sm.) Chandni Choudhary (being the executrix to the estate of late Pradeep Kumar Choudhary and Vendor No.1 hereto), all payments in respect of sale of the undivided share of late Pradeep Kumar Choudhary in the said Property have been made by the Purchaser to Sm. Usha Choudhary (being the sole beneficiary to the estate of late Pradeep Kumar Choudhary and First Confirming Party hereto).

**1. NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.9,90,00,000/= (Rupees nine crore ninety lakhs) only by the Purchaser to the Vendors paid at or before the execution of these presents (the receipt whereof the Vendors 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 Vendors hereby absolutely and indefeasibly grant sell convey transfer assign and assure unto and to the Purchaser AND the First Confirming Party and the Second Confirming Parties do hereby concur confirm and assure such sale and also convey unto and to the Purchaser all and whatever right title interest they may have of and in **ALL THAT** undivided 30% of the Vendors' 95.29% share in the said premises No.125 Buroshibtalla Main Road, Kolkata-700038, Police Station Behala in the District of South 24-Parganas (being 28.587% undivided share in the said premises No.125 Buroshibtalla Main Road, Kolkata-700038 equivalent to 41.50 Cottahs out of 138.31 Cottahs land owned by the Vendors in the said Property, all 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 Property**") **Together With** like 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 **Together with** benefits of the said Sanction Plan to the extent of Vendors' 30% share in the said Property **And Together with** all benefits of revenue attributable to the Vendors' 30% share in the said Property under the said Development Agreement **AND** reversion or reversions remainder or remainders and the rents issues and profits of the said Property to the extent of Vendors' 30% share in the said Property **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 Vendors 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 VENDORS AND THE FIRST CONFIRMING PARTY AND THE SECOND CONFIRMING PARTIES DO HEREBY COVENANT WITH THE PURCHASER as follows:**



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- (a) THAT notwithstanding any act deed matter or thing by the Vendors or the First Confirming Party or the Second Confirming Parties done omitted executed or knowingly permitted or suffered to the contrary, the Vendors are now lawfully rightfully and absolutely seised 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 Vendors and the First Confirming Party and the Second Confirming Parties have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the 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 Vendors have now in themselves 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 Vendors or their predecessors-in-title or the First Confirming Party or the Second Confirming Parties.
- (e) AND THAT the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof to the extent of its share without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid or the First Confirming Party or the Second Confirming Parties and free and clear and freely and clearly and absolutely acquitted



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exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former or other estate right title interest claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy-rights, *bargadars*, *bhagchasis*, liens, attachments, *lis-pendens*, uses, *debutters*, trusts, wakf, *devseva*, benami-transaction, right of residence or maintenance under any testamentary disposition/settlement, acquisition, requisition, vesting, alignment and liabilities whatsoever or howsoever made done occasioned or suffered by the Vendors or their predecessors-in-title or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.

- (f) AND THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title and the First Confirming Party or the Second Confirming Parties 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 or any part thereof unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

**3. AND THE VENDORS AND THE FIRST CONFIRMING PARTY AND THE SECOND CONFIRMING PARTIES DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows:**

- a) THAT the Property hereby granted and conveyed or expressed or intended so to be or any part or share thereof is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Act or otherwise whatsoever and there is no certificate case or proceedings pending against the Vendors for realisation of the arrears of





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Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.

- b) AND THAT the said Property or any part or share thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Government or any Public or Statutory body or authorities.
- c) AND THAT no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any part or share thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any part thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) AND THAT there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise on the Vendors to grant sell convey transfer assign and assure the Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof in favour of the Purchaser in the manner aforesaid.
- e) AND THAT there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending in any court of law and that no person has claimed any right title interest or possession whatsoever in or in respect of the Property hereby granted sold conveyed transferred assigned and assigned or expressed or intended so to be or on any part or share thereof.
- f) AND THAT all khajana/land revenue and other outgoings payable in respect of the said Property till the date of execution hereof have been duly paid and there is no amount in arrears or outstanding in connection therewith and in case any such outgoing is found to be due and payable in respect of the said Property or any part thereof, the same shall be forthwith paid by the Vendors on a demand being raised by the Purchaser upon the Vendors.



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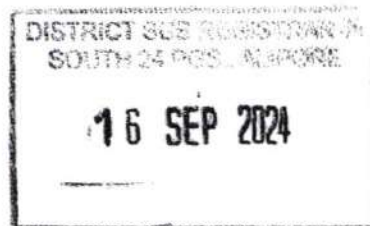


**4. THE SECOND CONFIRMING PARTIES DO HEREBY RECORD AND DECLARE THAT** the Second Confirming Parties and each of them concur confirm and accept the contents of the said Will of late Pradeep Kumar Choudhary as mentioned hereinabove AND THAT the Second Confirming Parties or any of them do not have any share right title or interest of and in the entirety of the Larger Property being premises No. 125 Buroshibtalla Main Road, Kolkata-700038 measuring 154.22 Cottahs more or less AND ALSO THAT Sm. Usha Choudhary is the sole and absolute owner/beneficiary of the entire share of late Pradeep Kumar Choudhary in the said Property and is entitled to all his rights and benefits arising out of the said Development Agreement.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(said share in the said Property)**

**All That** undivided 30% of the Vendors' 95.29% share in the land comprised in the premises No.125 Buroshibtalla Main Road, Kolkata-700038 (being 28.587% undivided share in the said premises No.125 Buroshibtalla Main Road, Kolkata-700038 equivalent to 41 Cottahs 08 Chittacks more or less out of 138.31 Cottahs land belonging to the Vendors (which premises No.125 Buroshibtalla Main Road prior to the gift made to KMC formed the Larger Property consisting an area of 154 Cottahs 03 Chittacks 24 Square feet more or less and was formerly comprising of twelve premises Nos. 124, 125, 126, 127, 127A, 128, 129, 130, 131A, 131B, 131C and 131D, Buroshibtalla Main Road and the common passages meant for the use and enjoyment of the said separate premises), 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./L.R. Dag Nos. 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 746(P) and 747 recorded in R.S. Khatian Nos. 715, 17, 422, 26, 27 and 5 now L.R. Khatian Nos. 1942, 1943, 1944, 1945, 1946, 1947, 1948 and 1949 in Mouza Punja Sahapur) in the District - South 24-Parganas and shown in the plan annexed hereto duly bordered thereon in 'Red' and butted and bounded as follows:

On the <b>North</b>	:	By Malakar Para Road (formerly known as Gowalpara Lane);
On the <b>East</b>	:	By now or lately building of late Surya Paul and late Kailash Choudhary;

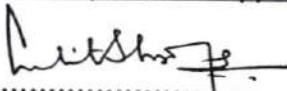


On the **South** : By now or lately each Rai Bahadur Road,  
building of Gagan Chatterjee and Mahadeb  
Paul's premises;  
On the **West** : By Buroshibtalla Main Road.

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

**Be It Further Mentioned that** the total built-up area of the dwelling  
house constructed more than 50 years ago at the said Premises is 13,500 Square  
feet more or less (each floor having a constructed area of 4,500 Square feet more or  
less) and 28.587% thereof is 3859 Square feet more or less AND the total built up  
area of the other CI Sheds at the said Property is 6000 Square feet more or less  
and 28.587% thereof is 1715 Square feet more or less.

Drafted by me and approved by all the parties:

  
.....  
Ankit Shroff, Advocate  
C/o Pankaj Shroff & Co.,  
Diamond Heritage, N611, 6th floor,  
16 Strand Road, Kolkata - 700001  
Enrolment No. F/66/2008  
Calcutta High Court






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SOUTH 24 PGS. ALIPORE

16 SEP 2024

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

SIGNED SEALED AND DELIVERED by  
the abovenamed **VENDORS** at Kolkata.

  
Sushant's Dutta  
9, Camara Street  
K-17

Soumitra Saha

Chandni Choudhary

Pramod Kumar Choudhary  
Rishat Kumar Choudhary

Anil Kumar Choudhary

Devi  
Anand Choudhary

Anil Kumar Choudhary

EXECUTED on behalf of the  
abovenamed **PURCHASER, SKDJ SKY  
HEIGHT LLP** by its Designated Partner  
Mr. SUSHIL KUMAR at Kolkata.  
AGARWAL

SKDJ Sky Height LLP  
  
Designated Partner

SIGNED SEALED AND DELIVERED by  
the abovenamed **FIRST CONFIRMING  
PARTY** at Kolkata.

Visha Choudhary

SIGNED SEALED AND DELIVERED by  
the abovenamed **SECOND  
CONFIRMING PARTIES** at Kolkata.

Gaurav Choudhary

Priya Agarwal

Witnesses to the above executants:

1.



2. Soumitra Saha  
16 Strand Road  
K-1



DISTRICT SUB REGISTRAR III  
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**16 SEP 2024**



**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchaser the withinmentioned sum of Rs.9,90,00,000/= (Rupees nine crore ninety lakhs) only (including 1% TDS) being the consideration in full payable under these presents in the following proportion by various Cheques/NEFT/RTGS/Online Transfer:

SN	Name of Owner	Amount (In Rs.)
(i)	SM. USHA CHOUDHARY as sole beneficiary to the estate of late Pradeep Kumar Choudhary	2,42,90,272/-
(ii)	PRAMOD KUMAR CHOUDHARY	2,04,04,659/-
(iii)	PRABHAT KUMAR CHOWDHARY	2,13,08,532/-
(iv)	AMIT KUMAR CHOUDHARY	2,06,33,225/-
(v)	DEVASHISH CHOUDHARY	31,16,801/-
(vi)	ARAVIND CHOUDHARY	31,16,801/-
(vii)	ANIL KUMAR CHOWDHURY	61,29,709/-
	Total:	9,90,00,000/-

**Witnesses:**

  
Soumitri Sreen

Chandni Choudhary

Prabhat Kumar Choudhary



Anil Kumar Choudhary

Pranav Kumar Choudhary

Anil Kumar Choudhary

Aravind Choudhary

Usha Choudhary

Usha Choudhary

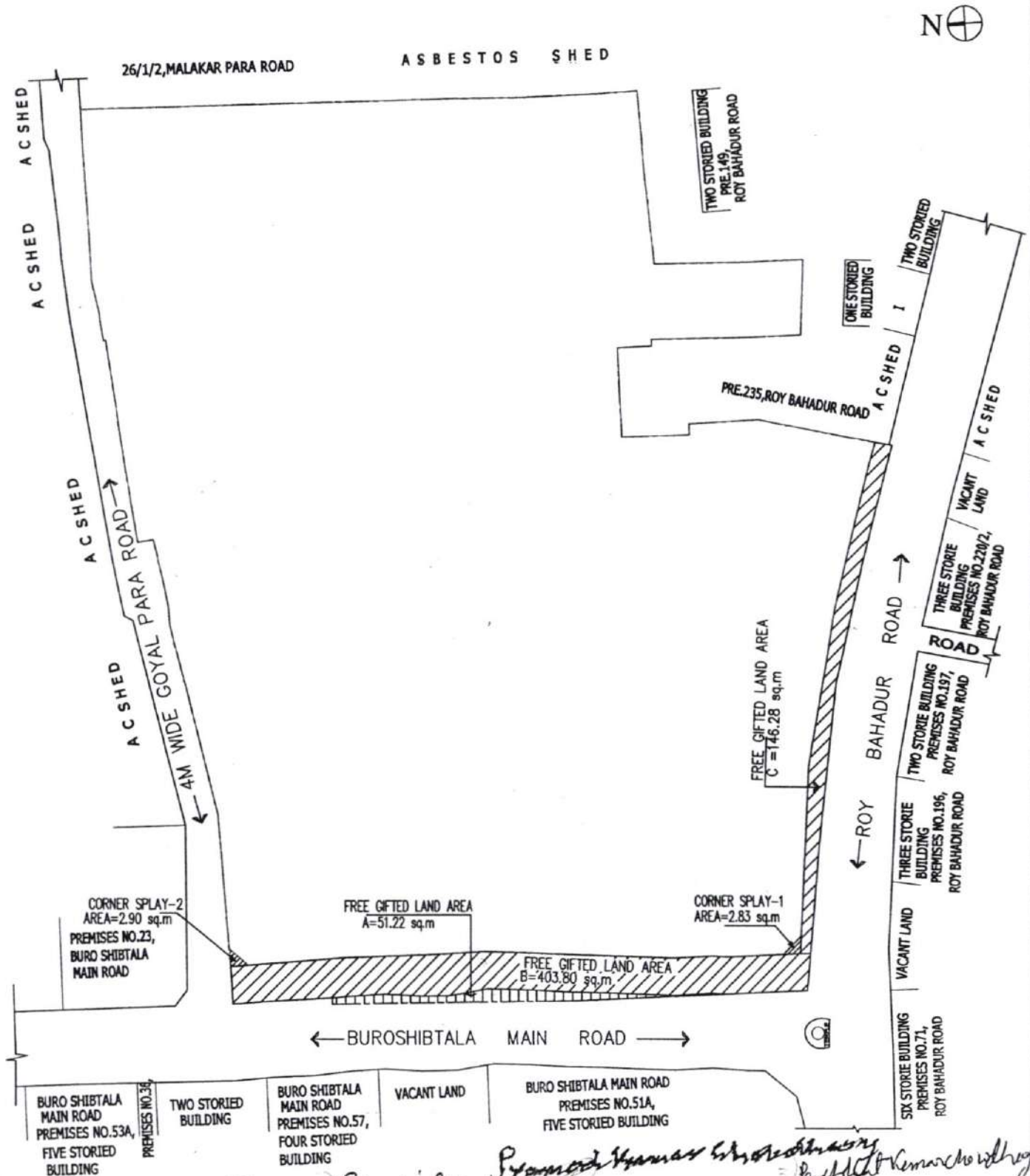
FIRST  
(Vendors/~~Second~~ Confirming Party)



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
16 SEP 2024

SITE PLAN OF PREMISES NO. 125, BUROSHIBTALA MAIN ROAD,  
WARD NO.-117 , BOROUGH NO.- XIII , KOLKATA - 700038.

1. LAND AREA BEFORE GIFT TO K.M.C. = 154K - 3CH - 24 SQ.FT.
2. LAND AREA GIFTED TO K.M.C. = 9K - 1CH - 9 SQ.FT. (MARKED BY )
3. LAND AREA AFTER GIFT TO K.M.C.= 145K - 2CH - 15 SQ.FT. (BORDER IN RED)



SKDJ Sky Height LLP

Designated Partner

SIGNATURE OF BUYER

Chandni Choudhary

Anil Kumar Choudhary

Anil Kumar Choudhary

Pranab Kumar Choudhary












Anand Kumar Choudhary












SIGNATURE OF OWNERS

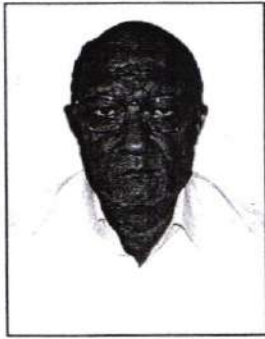














DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
16 SEP 2024












Finger prints of the above executant					
 <p>Chandni Choudhary</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little











Finger prints of the above executant					
 <p>Prakash Kumar Choudhary</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












Finger prints of the above executant					
 <p>Prakash Kumar Choudhary</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
16 SEP 2024

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








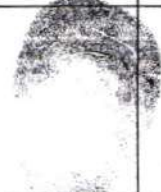




Finger prints of the above executant					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little













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


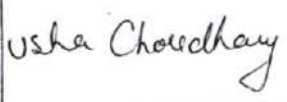














DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
16 SEP 2024

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












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












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



1

DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PARGANAS, ADABORI  
16 SEP 2024

Finger prints of the above executant					
 <p>Gaurav Choudhary</p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the above executant					
 <p>Puja Agrawal</p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the above executant					
<div style="border: 1px solid black; padding: 5px; width: fit-content;">           Space for pasting            Photograph of the            above executant and            signing the same            across.         </div>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
16 SEP 2024

# Government of West Bengal

Office of the Block Land & Land Reforms Officer

কলকাতা, দক্ষিণ ২৪ পরগণা

To

Memo no = 17/1818 / B.L.R.O / KOL / Dat = 29.11.21  
এস কে ডি জে স্বাই হাইট এল এল পি

পিতা/স্বামীর নাম: পক্ষে পার্টনার্স

৮ অরফান গঙ্গা রোড কোলকাতা ২৩

P.S.: বেহালা

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 05/10/2021

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 29/11/2021 subject to the terms and condition as noted in schedule-II

## Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2021/1630/1103)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
পুঞ্জ সাহাপুর, 109, বেহালা	1942	735		471	0.0236	শালি	বহতল আবাসন
পুঞ্জ সাহাপুর, 109, বেহালা	1942	744		471	0.0160	ডাঙ্গা	বহতল আবাসন

## Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act. 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.



Collector u/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

Memo:

Dated: 29/11/2021

- (i) The RI, of the এ.টি.এম-1 for information and taking necessary action.  
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer



**Government of West Bengal**  
**Office of the Competent Authority, ULC & S.D.O. Alipore, Sadar, 24 Parganas(S).**  
**New Treasury Building, 7<sup>th</sup> Floor, Alipore, Kolkata – 700 027.**

Memo. No. 1416/ULC/Alipore/2023

Dated : 08/05/2023

**NO OBJECTION CERTIFICATE**

Application ID : ULC-ALIP-2023-0421

To : Pramod Kumar Choudhary, Usha Choudhary, Amit Kumar Choudhary, Prabhat Kumar Chowdhary, Vinay Kumar Choudhary, Vikash Choudhary, Anil Kumar Chowdhary, SKDJ SKY Height LLP  
125, Buroshibtola Main Road, Kolkata 700 038

Whereas the above mentioned applicant(s) has/have made an application in terms of the Rule 4(4) of the Kolkata Municipal Corporation Building Rules, 1990, before the undersigned for a certificate to the effect that there is "No Objection" from the point of view of the Urban Land (Ceiling & Regulation) Act, 1976, for the sanction of a Building Plan by the Kolkata Municipal Corporation authorities for construction of the proposed building in KMC premises no 125, Buroshibtola Main Road, Kolkata 700 038. Ward no 117, Borough no 13 on R.S. Plot Nos. 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 746, 747, R.S. Khatian No. 5, 17, 26, 27, 422, 715, and L.R Plot Nos. 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 746, 747, and L.R Khatian No. 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, within Mouza Punja Sahapur, J.L. No. 109, P.S. Behala, for an area of 7 Bigha, 14 cottah, 3 chittacks, 24 square feet equivalent to 10315.78 square meter of land.

And whereas the undersigned is satisfied that the applicant(s) does/do not appear to hold any land in excess of the ceiling limit under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 in respect of the above noted premises measuring an area of 10315.78 square meters.

Therefore, it is certified that there is no objection from the end of this Authority, if sanction is accorded to the said Building Plan by the Kolkata Municipal Corporation for construction of a building over the said land as per the relevant rules.

The waterbody in the said premises measuring an area of 0 square meters should be kept intact.

However, it may please be noted that this No Objection Certificate, will not deter the under signed to proceed against the present land owner(s)/occupier(s), or their predecessors- in-interest, if it subsequently reveals that they hold/held land in excess of the Ceiling Limit under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 in the above noted KMC premises.

A statement required in terms of provision of section 22(1) of the Urban Land (Ceiling and Regulation) Act, 1976 must be filed by the owner(s) after demolition or destruction of existing structures within the stipulated time.

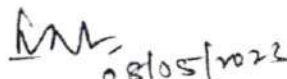
  
Competent Authority, ULC,

Competent Authority (ULC)  
S.D.O. Alipore, Sadar, 24 Parganas(S).

S.D.O. Sadar, Alipore  
South 24-Parganas  
Dated: 08/05/2023

Memo. No. 1416/1/ULC/Alipore/2023

Copy forwarded for kind information to the Commissioner, Kolkata Municipal Corporation, having his office at 5, S. N. Banerjee Road, Kolkata 700013.

  
Competent Authority, ULC,  
Competent Authority (ULC)  
S.D.O. Alipore, Sadar, 24 Parganas(S).

S.D.O. Sadar, Alipore  
South 24-Parganas



### Major Information of the Deed

Deed No :	I-1603-15835/2024	Date of Registration	18/09/2024
Query No / Year	1603-2002148302/2024	Office where deed is registered	
Query Date	10/08/2024 12:51:43 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pankaj Shroff And Company Diamond Heritage, N611, 16 Strand Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062486917, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 9,90,00,000/-	Rs. 9,90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 69,30,120/- (Article:23)	Rs. 9,90,046/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



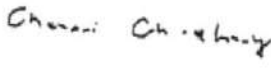


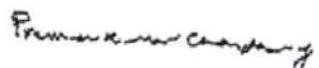


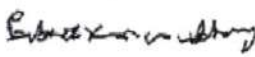
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bura Shibtala Main Road, Road Zone : (Premises Located on Road – ) , , Premises No: 125, , Ward No: 117 Pin Code : 700038

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	41 Katha 8 Chatak	9,48,00,000/-	9,48,00,000/-	Property is on Road
Grand Total :				68.475Dec	948,00,000 /-	948,00,000 /-	









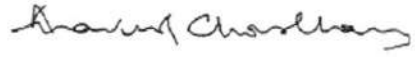
### Structure Details :



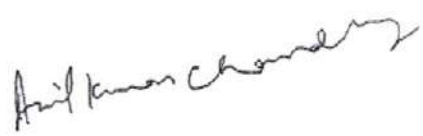
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3859 Sq Ft.	35,00,000/-	35,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1287 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1286 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1286 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	1715 Sq Ft.	7,00,000/-	7,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1715 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
Total :		5574 sq ft	42,00,000 /-	42,00,000 /-	

**Seller Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs CHANDNI CHOUDHARY</b> Wife of Mr Gaurav Choudhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	<b>Photo</b>  16/08/2024	<b>Finger Print</b>  Captured LTI 16/08/2024	<b>Signature</b>  16/08/2024
, 25 Buroshibtalla Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: APxxxxxx2B, Aadhaar No: 61xxxxxxxx8795, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				
2	<b>Name</b> <b>Mr PRAMOD KUMAR CHOUDHARY</b> Son of Late Muralidhar Choudhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 28/08/2024 ,Place : Office	<b>Photo</b>  28/08/2024	<b>Finger Print</b>  Captured LTI 28/08/2024	<b>Signature</b>  28/08/2024
, 25 Buroshibtalla Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx2E, Aadhaar No: 64xxxxxxxx9097, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 28/08/2024 ,Place : Office				
3	<b>Name</b> <b>Mr PRABHAT KUMAR CHOWDHARY</b> Son of Late Muralidhar Choudhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	<b>Photo</b>  16/08/2024	<b>Finger Print</b>  Captured LTI 16/08/2024	<b>Signature</b>  16/08/2024
, 25/1 Buroshibtalla Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ASxxxxxx6E, Aadhaar No: 81xxxxxxxx8091, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				





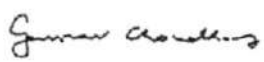
4	<b>Name</b> <b>Mr AMIT KUMAR CHOUDHARY</b> Son of Late Prakash Kumar Choudhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 28/08/2024 ,Place : Office	<b>Photo</b>  28/08/2024	<b>Finger Print</b>  LTI 28/08/2024 Captured	<b>Signature</b>  28/08/2024
, Flat No.C-204, Nagar Residency, Gurunanak Path, Malviyanagar, City:- , P.O:- Malviyanagar, P.S:- MALVIA NAGAR, District:-Jaipur, Rajasthan, India, PIN:- 302017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx7K, Aadhaar No: 22xxxxxxxx3970, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 28/08/2024 ,Place : Office				
5	<b>Name</b> <b>Mr DEVASHISH CHOUDHARY</b> Son of Mr VINAY KUMAR CHOUDHARY Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	<b>Photo</b>  18/09/2024	<b>Finger Print</b>  LTI 18/09/2024 Captured	<b>Signature</b>  18/09/2024
, Auroshree, Plot Nos.13 And 14, Govind Vihar, Bomikhal,, City:- , P.O:- Rasulgarh, P.S:-LAXMI SAGAR, District:-Khordha, Orissa, India, PIN:- 751010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AAxxxxxx7L, Aadhaar No: 87xxxxxxxx2764, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				
6	<b>Name</b> <b>Mr ARAVIND CHOUDHARY</b> Son of Mr Vikash Choudhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	<b>Photo</b>  18/09/2024	<b>Finger Print</b>  LTI 18/09/2024 Captured	<b>Signature</b>  18/09/2024
, Auroshree, Plot Nos.13 And 14, Govind Vihar, Bomikhal, City:- , P.O:- Rasulgarh, P.S:-LAXMI SAGAR, District:-Khordha, Orissa, India, PIN:- 751010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AIxxxxxx8E, Aadhaar No: 90xxxxxxxx6400, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
<b>Mr ANIL KUMAR CHOWDHURY</b> Son of Late Narsingh Chowdhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	 18/09/2024	 LTI 18/09/2024 Captured	 18/09/2024

, Auroshree, Plot Nos.13 And 14, Govind Vihar, Bomikhal, City:- , P.O:- Rasulgarh, P.S:-LAXMI SAGAR, District:-Khordha, Orissa, India, PIN:- 751010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AAxxxxxx5J, Aadhaar No: 70xxxxxxxx6633, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office



Name	Photo	Finger Print	Signature
<b>Mrs USHA CHOUDHARY</b> Wife of Late Pradeep Kumar Choudhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	 16/08/2024	 LTI 16/08/2024 Captured	 16/08/2024

, 25 Buroshibtalla Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: ACxxxxxx3E, Aadhaar No: 28xxxxxxxx1095, Status :Confirming Party, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr GAURAV CHOUDHARY</b> Son of Late Pradeep Kumar Choudhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	 16/08/2024	 LTI 16/08/2024 Captured	 16/08/2024

, 25 Buroshibtalla Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx8P, Aadhaar No: 90xxxxxxxx2637, Status :Confirming Party, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office






10	Name	Photo	Finger Print	Signature
	<b>Mrs PUJA AGARWAL</b> Daughter of Late Pradeep Kumar Choudhary Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office		 Captured	
	16/08/2024		LTI 16/08/2024	16/08/2024
, B205, Kanakia Exotica, CC-1 Compound, Dattapada Road, Sai Service, Borivali East, Mumbai, Mumbai Suburban, City:- , P.O:- Borivali East, P.S:-KASTURBA MARG, District:-Mumbai, Maharashtra, India, PIN:- 400066 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ADxxxxxx7Q, Aadhaar No: 93xxxxxxxx4892, Status :Confirming Party, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SKDJ SKY HEIGHT LLP</b> 8Camac Street, Shantiniketan Building, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX5 , PAN No.: ACxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sushil Kumar Agarwal (Presentant )</b> Son of Mr Indra Chand Gupta Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office		 Captured	
		Aug 16 2024 5:50PM	LTI 16/08/2024	16/08/2024
, 8, Camac Street, Shantiniketan Building, Suite No.908, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AGxxxxxx3C, Aadhaar No: 45xxxxxxxx9914 Status : Representative, Representative of : SKDJ SKY HEIGHT LLP (as PARTNER)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Soumitra SARKAR</b> Son of Mr M C SARKAR DIAMOND HERITAGE, 16 STRAND ROAD, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	16/08/2024	16/08/2024	16/08/2024

Identifier Of Mrs CHANDNI CHOUDHARY, Mr PRAMOD KUMAR CHOUDHARY, Mr PRABHAT KUMAR CHOWDHARY, Mr AMIT KUMAR CHOUDHARY, Mr DEVASHISH CHOUDHARY, Mr ARAVIND CHOUDHARY, Mr ANIL KUMAR CHOWDHURY, Mrs USHA CHOUDHARY, Mr GAURAV CHOUDHARY, Mrs PUJA AGARWAL, Mr Sushil Kumar Agarwal

**Mr SOUMITRA SARKAR**

Son of Mr MILAN CHANDRA SARKAR  
GOBINDAPUR, City:- , P.O:- DIARA,  
P.S:-Singur, District:-Hooghly, West  
Bengal, India, PIN:- 712223



*[Signature]*

28/08/2024

28/08/2024

28/08/2024

Identifier Of Mr PRAMOD KUMAR CHOUDHARY, Mr AMIT KUMAR CHOUDHARY

**Mr Susanta Dutta**

Son of Mr Gopal Dutta  
63, Baishali Park, City:- , P.O:- Garia,  
P.S:-Ballygunge Circular, District:-South  
24-Parganas, West Bengal, India, PIN:-  
700084



*[Signature]*

18/09/2024

18/09/2024

18/09/2024

Identifier Of Mr DEVASHISH CHOUDHARY, Mr ARAVIND CHOUDHARY, Mr ANIL KUMAR CHOWDHURY



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs CHANDNI CHOUDHARY	SKDJ SKY HEIGHT LLP-16.801 Dec
2	Mr PRAMOD KUMAR CHOUDHARY	SKDJ SKY HEIGHT LLP-14.1134 Dec
3	Mr PRABHAT KUMAR CHOWDHARY	SKDJ SKY HEIGHT LLP-14.7379 Dec
4	Mr AMIT KUMAR CHOUDHARY	SKDJ SKY HEIGHT LLP-14.2716 Dec
5	Mr DEVASHISH CHOUDHARY	SKDJ SKY HEIGHT LLP-2.15559 Dec
6	Mr ARAVIND CHOUDHARY	SKDJ SKY HEIGHT LLP-2.15559 Dec
7	Mr ANIL KUMAR CHOWDHURY	SKDJ SKY HEIGHT LLP-4.23997 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs CHANDNI CHOUDHARY	SKDJ SKY HEIGHT LLP-946.84424000 Sq Ft
2	Mr PRAMOD KUMAR CHOUDHARY	SKDJ SKY HEIGHT LLP-795.37849000 Sq Ft
3	Mr PRABHAT KUMAR CHOWDHARY	SKDJ SKY HEIGHT LLP-830.57257000 Sq Ft
4	Mr AMIT KUMAR CHOUDHARY	SKDJ SKY HEIGHT LLP-804.29278000 Sq Ft
5	Mr DEVASHISH CHOUDHARY	SKDJ SKY HEIGHT LLP-121.48132000 Sq Ft
6	Mr ARAVIND CHOUDHARY	SKDJ SKY HEIGHT LLP-121.48132000 Sq Ft
7	Mr ANIL KUMAR CHOWDHURY	SKDJ SKY HEIGHT LLP-238.94928000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Mrs CHANDNI CHOUDHARY	SKDJ SKY HEIGHT LLP-420.79240000 Sq Ft
2	Mr PRAMOD KUMAR CHOUDHARY	SKDJ SKY HEIGHT LLP-353.47865000 Sq Ft
3	Mr PRABHAT KUMAR CHOWDHARY	SKDJ SKY HEIGHT LLP-369.11945000 Sq Ft
4	Mr AMIT KUMAR CHOUDHARY	SKDJ SKY HEIGHT LLP-357.44030000 Sq Ft
5	Mr DEVASHISH CHOUDHARY	SKDJ SKY HEIGHT LLP-53.98820000 Sq Ft
6	Mr ARAVIND CHOUDHARY	SKDJ SKY HEIGHT LLP-53.98820000 Sq Ft
7	Mr ANIL KUMAR CHOWDHURY	SKDJ SKY HEIGHT LLP-106.19280000 Sq Ft

**Endorsement For Deed Number : I - 160315835 / 2024**

**On 16-08-2024**

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

Presented for registration at 17:28 hrs on 16-08-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sushil Kumar 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 9,90,00,000/-

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

Execution is admitted on 16/08/2024 by 1. Mrs CHANDNI CHOUDHARY, Wife of Mr Gaurav Choudhary, , 25 Buroshibtalla Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 2. Mr PRABHAT KUMAR CHOWDHARY, Son of Late Muralidhar Choudhary, , 25/1 Buroshibtalla Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 3. Mrs USHA CHOUDHARY, Wife of Late Pradeep Kumar Choudhary, , 25 Buroshibtalla Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 4. Mr GAURAV CHOUDHARY, Son of Late Pradeep Kumar Choudhary, , 25 Buroshibtalla Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 5. Mrs PUJA AGARWAL, Daughter of Late Pradeep Kumar Choudhary, , B205, Kanakia Exotica, CC-1 Compound, Dattapada Road, Sai Service, Borivali East, Mumbai, Mumbai Suburban, P.O: Borivali East, Thana: KASTURBA MARG, , Mumbai, MAHARASHTRA, India, PIN - 400066, by caste Hindu, by Profession Others

Indetified by Mr Soumitra SARKAR, , Son of Mr M C SARKAR, DIAMOND HERITAGE, 16 STRAND ROAD, 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 16-08-2024 by Mr Sushil Kumar Agarwal, PARTNER, SKDJ SKY HEIGHT LLP, 8Camac Street, Shantiniketan Building, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Soumitra SARKAR, , Son of Mr M C SARKAR, DIAMOND HERITAGE, 16 STRAND ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,90,046.00/- ( A(1) = Rs 9,90,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 9,90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/08/2024 3:53PM with Govt. Ref. No: 192024250166300878 on 15-08-2024, Amount Rs: 9,90,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1673386084245 on 15-08-2024, Head of Account 0030-03-104-001-16



#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 69,30,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 69,30,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 113667, Amount: Rs.100.00/-, Date of Purchase: 08/08/2024, Vendor name: S DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/08/2024 3:53PM with Govt. Ref. No: 192024250166300878 on 15-08-2024, Amount Rs: 69,30,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 1673386084245 on 15-08-2024, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 28-08-2024

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

Execution is admitted on 28/08/2024 by 1. Mr PRAMOD KUMAR CHOUDHARY, Son of Late Muralidhar Choudhary, , 25 Buroshibtalla Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 2. Mr AMIT KUMAR CHOUDHARY, Son of Late Prakash Kumar Choudhary, , Flat No.C-204, Nagar Residency, Gurunanak Path, Malviyanagar, P.O: Malviyanagar, Thana: MALVIA NAGAR, , Jaipur, RAJASTHAN, India, PIN - 302017, by caste Hindu, by Profession Others

Indetified by Mr SOUMITRA SARKAR, , , Son of Mr MILAN CHANDRA SARKAR, GOBINDAPUR, P.O: DIARA, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Others



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 18-09-2024

#### 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.

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

Execution is admitted on 18/09/2024 by 1. Mr DEVASHISH CHOUDHARY, Son of Mr VINAY KUMAR CHOUDHARY, , Auroshree, Plot Nos.13 And 14, Govind Vihar, Bomikhal,, P.O: Rasulgarh, Thana: LAXMI SAGAR, , Khordha, ORISSA, India, PIN - 751010, by caste Hindu, by Profession Others, 2. Mr ARAVIND CHOUDHARY, Son of Mr Vikash Choudhary, , Auroshree, Plot Nos.13 And 14, Govind Vihar, Bomikhal, P.O: Rasulgarh, Thana: LAXMI SAGAR, , Khordha, ORISSA, India, PIN - 751010, by caste Hindu, by Profession Others, 3. Mr ANIL KUMAR CHOWDHURY, Son of Late Narsingh Chowdhary, , Auroshree, Plot Nos.13 And 14, Govind Vihar, Bomikhal, P.O: Rasulgarh, Thana: LAXMI SAGAR, , Khordha, ORISSA, India, PIN - 751010, by caste Hindu, by Profession Others

Indetified by Mr Susanta Dutta, , , Son of Mr Gopal Dutta, 63, Baishali Park, P.O: Garia, Thana: Ballygunge Circular, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others



**Debasish Dhar**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 423500 to 423533

being No 160315835 for the year 2024.



*Debasish Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.09.23 16:13:51 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 23/09/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.