

4. **Association:** All operational expenses of an association, which may be a syndicate, committee, body corporate, company or association under the West Bengal Apartment Ownership Act, 1972 formed for the purpose of supervision of maintenance of the Said Property (**Association**).
5. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Portions and the Specified Facilities.
6. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating etc. the Common Portions and the Specified Facilities [including the exterior or interior (but not inside any Home Studio) walls of the Said Building].
7. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Portions and the Specified Facilities, including elevators, diesel generator set, changeover switch, pump and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Portions and the Specified Facilities.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the Common Portions and the Specified Facilities, viz. manager, caretaker, concierge, clerk, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.

5th Schedule (Stipulations)

The Buyers and the other co-owners shall allow each other, the Owners, the Developer and the Association, the following rights, easements, quasi-easements, privileges and/or appurtenances and in turn, the Buyers shall also be entitled to the same:

1. **Right of Common Passage in Common Portions:** The right of common passage, user and movement in all Common Portions;
2. **Right of Passage of Utilities:** The right of passage of utilities including connection for telephones, televisions, pipes, cables etc. through each and every part of the Said Property and the Said Building including the other Home Studios and the Common Portions;
3. **Right of Support, Shelter and Protection:** Right of support, shelter and protection of each portion of the Said Building by other and/or others thereof;
4. **Right over Common Portions:** The absolute, unfettered and unencumbered right over the Common Portions **subject to** the terms and conditions herein contained;
5. **Right of Entry:** The right, with or without workmen and necessary materials, to enter upon the Said Building, including the Said Home Studio And Appurtenances or any other Home Studios for the purpose of repairing any of the Common Portions or any appurtenances to any Home Studio and/or anything comprised in any Home Studio, in so far as the same cannot be carried out without such entry and in all such cases, excepting emergency, upon giving 48 (forty eight) hours prior notice in writing to the persons affected thereby;
6. **Access to Common Roof:** Right of access to the Common Roof;




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7. **Right over Specified Facilities:** Right of use and enjoyment of the Specified Facilities.

**6th Schedule
(Covenants)**

Note: For the purpose of this Schedule, the expression Owners shall include the Association, wherever the context permits or requires. The covenants given in this Schedule shall be in addition to the covenants, confirmations, assurances and undertakings given by the Buyers elsewhere in this Conveyance.

1. **Buyers Aware of and Satisfied with Said Building and Construction:** The Buyers are fully satisfied and shall not be entitled to and covenants not to raise any requisition, query, clarification or objection regarding the Common Portions, the Specified Facilities and all other ancillary matters and also further waive the right, if any, to do so. The Buyers have examined and is acquainted with the Said Building to the extent already constructed and to be further constructed and has agreed that the Buyers shall neither have nor shall claim any right over any portion of the Said Building and the Said Property **save and except** the Said Home Studio And Appurtenances.
2. **Buyers to Pay Rates & Taxes:** Subject to the provisions of Clause 8.4.1 above, the Buyers shall pay the Rates & Taxes (proportionately for the Said Building and wholly for the Said Home Studio And Appurtenances, from the Date Of Possession and until the Said Home Studio And Appurtenances is separately mutated and assessed in favour of the Buyers), on the basis of the bills to be raised by the Developer/the Facility Manager/the Association (upon formation)/the BMC, such bills being conclusive proof of the liability of the Buyers in respect thereof. The Buyers further admit and accept that the Buyers shall not claim any deduction or abatement in the aforesaid bills.
3. **Buyers to pay Monthly Subscription, User Charge for Said Club:** Subject to the provisions of Clause 8.4.2 above, the Buyers shall regularly and punctually pay the monthly subscription of the Said Club and user charge for use of facilities at the Said Club, as determined by the Developer/the Club Manager. The Buyers further admit and accept that (1) the Buyers shall not claim any deduction or abatement in the bills relating to monthly subscription and user charge of the Said Club and (2) the monthly subscription and user charge of the Said Club shall be subject to variation from time to time, at the sole discretion of the Developer/the Club Manager.
4. **Buyers to Pay Maintenance Charge:** Subject to the provisions of Clause 8.4.3 above, the Buyers shall pay the Maintenance Charge on the basis of the bills to be raised by the Developer/the Facility Manager/the Association (upon formation), such bills being conclusive proof of the liability of the Buyers in respect thereof. The Buyers further admits and accepts that (1) the Buyers shall not claim any deduction or abatement in the bills relating to Maintenance Charge and (2) the Maintenance Charge shall be subject to variation from time to time, at the sole discretion of the Developer/the Facility Manager/the Association (upon formation).
5. **Buyers to Pay Interest for Delay and/or Default:** The Buyers shall, without raising any objection in any manner whatsoever and without claiming any deduction or abatement whatsoever, pay all bills raised by the Developer/the Facility Manager/the Association (upon formation), within 7 (seven) days of




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presentation thereof, failing which the Buyers shall pay interest @ 2% (two percent) per month or part thereof, compoundable monthly, from the date of default till the date of payment, to the Developer/the Facility Manager/the Association (upon formation), as the case may be. The Buyers also admit and accept that in the event such bills remain outstanding for more than 2 (two) months, all common services shall be discontinued to the Buyers and the Buyers shall be disallowed from using the Common Portions and the Specified Facilities.

6. **Developer's Charge/Lien:** The Developer shall have the first charge and/or lien over the Said Home Studio And Appurtenances for all amounts due and payable by the Buyers to the Developer provided however if the Said Home Studio And Appurtenances is purchased with assistance of a financial institution, then such charge/lien of the Developer shall stand extinguished on the financial institution clearing all dues of the Developer.
7. **No Obstruction by Buyers to Further Construction:** The Developer is entitled to construct further floors on and above the top roof of the Said Building and/or to make other constructions elsewhere in the Said Property and/or the Other Siddha Projects and the Buyers shall not obstruct or object to the same notwithstanding any inconveniences that may be suffered by the Buyers due to and arising out of the said construction/developmental activity. The Buyers also admit and accept that the Developer and/or employees and/or agents and/or contractors of the Developer shall be entitled to use and utilize the Common Portions and the Specified Facilities for movement of building materials and for other purposes and the Buyers shall not raise any objection in any manner whatsoever with regard thereto.
8. **No Rights of or Obstruction by Buyers:** All open areas in the Said Property proposed to be used for open car parking spaces do not form part of the Common Portions within the meaning of this Conveyance and the Developer shall have absolute right to sell, transfer and/or otherwise deal with and dispose off the same or any part thereof.
9. **Variable Nature of Land Share, Share In Common Portions and Share In Said Club:** The Buyers fully comprehends and accepts that (1) the Land Share, the Share In Common Portions and the Share In Said Club is a notional proportion that the Said Home Studio bears to the currently proposed area of the Said Building (2) if the area of the Said Building/the Said Club is recomputed by the Developer or if the Developer integrates/adds (notionally or actually) the Other Siddha Projects to the Said Property (which the Developer shall have full right to do and which right is hereby unconditionally accepted by the Buyers), then and in such event, the Land Share, the Share In Common Portions and the Share In Said Club shall vary accordingly and proportionately and the Buyers shall not question any variation (including diminution) therein (3) the Buyers shall not demand refund of any amount from the Consideration paid by the Buyers on the ground of or by reason of any variation of the Land Share, the Share In Common Portions and the Share In Said Club and (4) the Land Share, the Share In Common Portions and the Share In Said Club are not divisible and partible and the Buyers shall accept (without demur) the proportionate share with regard to various matters, as be determined by the Developer, in its absolute discretion.
10. **Buyers to Participate in Formation of Association:** Subject to the 4th Schedule above, the Buyers admit and accept that the Buyers shall join the Association and shall become a member thereof with voting rights. In this regard



the Buyers shall sign, execute and deliver necessary applications and all other papers, declarations and documents as may be required by the Developer. Notwithstanding formation of the Association, the Facility Manager shall look after the maintenance of the Common Portions, the Said Building and the Specified Facilities. Each Transferee will be entitled to cast a vote irrespective of his/her/its size of Home Studio. The Buyers further admit and accept that the Buyers shall not object to the Other Siddha Project Owners joining the Association.

11. **Obligations of Buyers:** The Buyers shall:

- (a) **Co-operate in Management and Maintenance:** co-operate in the management and maintenance of the Said Building, the Said Property, the Common Portions, the Specified Facilities and the Said Club by the Developer/the Facility Manager/the Association (upon formation)/the Club Manager, as applicable.
- (b) **Observing Rules:** observe the rules framed from time to time by the Developer/the Facility Manager/the Association (upon formation)/the Club Manager for the beneficial common enjoyment of the Said Building, the Said Property, the Common Portions, the Specified Facilities and the Said Club.
- (c) **Paying Electricity Charges:** pay for electricity and other utilities consumed in or relating to the Said Home Studio And Appurtenances and the Common Portions and the Specified Facilities.
- (d) **Meter and Cabling:** be obliged to draw the electric lines/wires, television cables, broadband data cables and telephone cables to the Said Home Studio And Appurtenances only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Developer or to the other Transferees. The main electric meter shall be installed only at the common meter space in the Said Building. The Buyers shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Said Building, the Said Property and outside walls of the Said Building save in the manner indicated by the Developer/the Facility Manager/the Association (upon formation). The Developer shall endeavor to provide TV cable line or DTH connection with cabling but set top boxes shall have to be purchased by the Buyers.
- (e) **Residential Use:** use the Said Home Studio for residential purpose only. Under no circumstances shall the Buyers use or allow to be used the Said Home Studio for commercial, industrial or other non-residential purposes. The Buyers shall also not use or allow the Said Home Studio to be used as a religious establishment, guest house, mess, chummary, hostel, hotel, restaurant, nursing home, club, school or other public gathering place.
- (f) **No Alteration:** not alter, modify or in any manner change the (1) elevation and exterior colour scheme of the Said Home Studio and the Said Building and (2) design and/or the colour scheme of the windows, grills and the main door of the Said Home Studio. In the event the Buyers make the said alterations/changes, the Buyers shall compensate the Developer/the Association (upon formation), as the case may be, as estimated by the Developer/the Association (upon formation), for restoring it to its original state.




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- (g) **No Structural Alteration and Prohibited Installation:** not alter, modify or in any manner change the structure or any civil construction in the Said Home Studio And Appurtenances or the Common Portions or the Said Building. The Buyers shall not install any dish-antenna on the balcony and/or the windows of the Said Building and/or on any external part of the Said Building and/or the roof thereof. The Buyers shall not install grills on the railings of the balcony and/or outside the windows, in any form or manner. Grills may only be installed by the Buyers on the inner side of the doors and the windows of the Said Home Studio. The Buyers shall further install such type of air-conditioners (window or split) and at such places, as be specified and prescribed by the Developer, it being clearly understood by the Buyers that no out-door units of split air-conditioners will be installed on the external walls of the Said Building and no window air-conditioners will be installed by cutting open any wall. If split air-conditioners are specified and prescribed to be installed, the Buyers shall install the out-door unit of the same either inside the Buyers' own balcony or on common ledge provided for the same, in which case the out-door unit will be installed only on such ledge and at no other place. The Buyers shall also not install any collapsible gate on the main door/entrance of the Said Home Studio. The Buyers accept that the aforesaid covenants regarding grills, air-conditioners and collapsible gates are for maintaining uniformity and aesthetic beauty of the Said Building, which is beneficial to all.
- (h) **No Sub-Division:** not sub-divide the Said Home Studio And Appurtenances and the Common Portions, under any circumstances.
- (i) **No Changing Name:** not change/alter/modify the names of the Said Building from those mentioned in these presents.
- (j) **No Nuisance and Disturbance:** not use the Said Home Studio or the Common Portions or the Specified Facilities or the Parking Space or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance to other occupants of the Said Building and/or the neighbouring properties and not make or permit to be made any disturbance or do or permit anything to be done that will interfere with the rights, comforts or convenience of other occupants of the Said Building and/or the neighbouring properties.
- (k) **No Storage:** not store or cause to be stored and not place or cause to be placed any goods, articles or things in the Common Portions and the Specified Facilities.
- (l) **No Obstruction to Developer/Facility Manager/Association/Club Manager:** not obstruct the Developer/the Facility Manager/the Association (upon formation)/the Club Manager in their acts relating to the Common Portions, the Specified Facilities and the Said Club and not obstruct the Developer in constructing on other portions of the Said Building and/or the Said Property and selling or granting rights to any person and/or the Other Siddha Project Owners on any part of the Said Building/the Said Club/the Said Property/the Other Siddha Projects (excepting the Said Home Studio).



- (m) **No Obstruction of Common Portions/Specified Facilities:** not obstruct pathways and passages or use the same for any purpose other than for ingress to and egress from the Said Home Studio and the Parking Space.
 - (n) **No Violating Rules:** not violate any of the rules and/or regulations laid down by the Developer/the Facility Manager/the Association (upon formation) for the use of the Common Portions and the Specified Facilities.
 - (o) **No Throwing Refuse:** not throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Portions and the Specified Facilities **save** at the places indicated therefor.
 - (p) **No Injurious Activities:** not carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Home Studio, the Parking Space or the Common Portions and the Specified Facilities.
 - (q) **No Storing Hazardous Articles:** not keep or store any offensive, combustible, obnoxious, hazardous or dangerous articles in the Said Home Studio and the Parking Space.
 - (r) **No Signage:** not put up or affix any sign board, name plate or other things or other similar articles in the Common Portions and the Specified Facilities or outside walls of the Said Home Studio/the Said Building/the Said Property **save** at the place or places provided therefor **provided that** this shall not prevent the Buyers from displaying the standardized name plate outside the main door of the Said Home Studio.
 - (s) **No Floor Damage:** not keep any heavy articles or things, which are likely to damage the floors or operate any machine **save** usual home appliances.
 - (t) **No Installing Generator:** not install or keep or run any generator in the Said Home Studio and the Parking Space.
 - (u) **No Use of Machinery:** not install or operate any machinery or equipment except home appliances.
 - (v) **No Misuse of Water:** not misuse or permit to be misused the water supply to the Said Home Studio.
 - (w) **No Damage to Common Portions and Specified Facilities:** not damage the Common Portions and the Specified Facilities in any manner and if such damage is caused by the Buyers and/or family members, invitees or servants of the Buyers, the Buyers shall compensate for the same.
 - (x) **No Hanging Clothes:** not hang or cause to be hung clothes from the balconies of the Said Home Studio.
12. **No Objection to Construction:** The Buyers has accepted the scheme of the Developer to ~~construct~~ on other portions of the Said Building/the Said Property/adjacent properties and hence the Buyers have no objection to the continuance of construction in the Said Building/the Said Property/other portions of the Said Property/adjacent properties, even after the Date Of Possession. The Buyers shall not raise any objection to any inconvenience that may be suffered by the Buyers due to and arising out of the said construction activity.




13. **No Objection to User as Serviced Apartment:** Some of the Home Studios shall be used as serviced apartments which may be owned by the Owners and/or the Developer and/or third parties (**Serviced Apartment Owner**). The Serviced Apartment Owner shall be treated as an owner of the Home Studio and shall pay Maintenance Charge at the same rate as other Home Studio owners pay and shall be entitled to receive the same services, benefits and facilities. The Buyers accept that the serviced apartments shall be used by guests of the Serviced Apartment Owner and the Buyers shall not raise any objection thereto. The existence of the serviced apartments shall not entitle the Buyers to use the Said Home Studio And Appurtenances as a serviced apartment.
14. **Notification Regarding Letting:** If the Buyers let out or sells the Said Home Studio And Appurtenances, the Buyers shall immediately notify the Facility Manager/the Association (upon formation) of the tenant's/transferee's address and telephone number.
15. **No Right in Other Areas:** Save and except the User Rights, the Buyers shall not have any right in the other portions of the Said Property/the Said Building and the Buyers shall not raise any dispute or make any claim with regard to the Developer either constructing or not constructing on the said other portions of the Said Property.



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16. Execution and Delivery

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

Siddha Real Estate Development Dayanidhi Suppliers Private Limited
Private Limited

Elegant Nirman Private Limited

Matrix Sales Private Limited

Anukaran Supply Private Limited

Gullmarg Vyapaar Private Limited

Primerose Marketing Private Limited

Anchor Vanijya Private Limited

Arpana Tie Up Private Limited

Greentop Nirman Private Limited

Indivar Tracom Private Limited

Splendor Vyapaar Private Limited

Sunmart Vyapaar Private Limited

Prajapati Commercial Private
Limited

Rosemery Tie Up Private Limited

Premsagar Tie Up Private Limited

Jaldham Tie Up Private Limited

Taniya Saha
(Taniya Saha)

Authorized Signatory
[Owners]

Siddha Real Estate Development Private Limited

Taniya Saha
(Taniya Saha)

Authorized Signatory
[Developer]

Anila Makati
[Anila Makati]

Nilesh H. Makati
[Nilesh H. Makati]

[Buyers]

Drafted by:

Buddhasan Bhattacharyya
Advocate, High Court, Calcutta
F/1114/773/2072

Witnesses:

Signature Swapan

Name Swapan Kar

Father's Name R. N. Kar

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

Signature S. Sarder

Name Subrata Sarder

Father's Name G. Sarder

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

Receipt

Received from the within named Buyers the within mentioned sum of Rs.10,73,750/- (Rupees ten lac seventy three thousand seven hundred and fifty) towards full and final payment of the Consideration for the Said Home Studio And Appurtenances described in **Part III** of the **2nd Schedule** above.

Siddha Real Estate Development Private Limited
Dayanidhi Suppliers Private Limited
Private Limited
Elegant Nirman Private Limited
Matrix Sales Private Limited
Anukaran Supply Private Limited
Gullmarg Vyapaar Private Limited
Primerose Marketing Private Limited
Greentop Nirman Private Limited
Indivar Tracom Private Limited
Splendor Vyapaar Private Limited
Sunmart Vyapaar Private Limited
Prajapati Commercial Private Limited
Rosemery Tie Up Private Limited
Premasagar Tie Up Private Limited
Anchor Vanijya Private Limited
Arpana Tie Up Private Limited
Jaldham Tie Up Private Limited

Taniya Saha
 (Taniya Saha)
 Authorized Signatory
 [Owners]

Siddha Real Estate Development Private Limited

Taniya Saha
 (Taniya Saha)
 Authorized Signatory
 [Developer]

Witnesses:

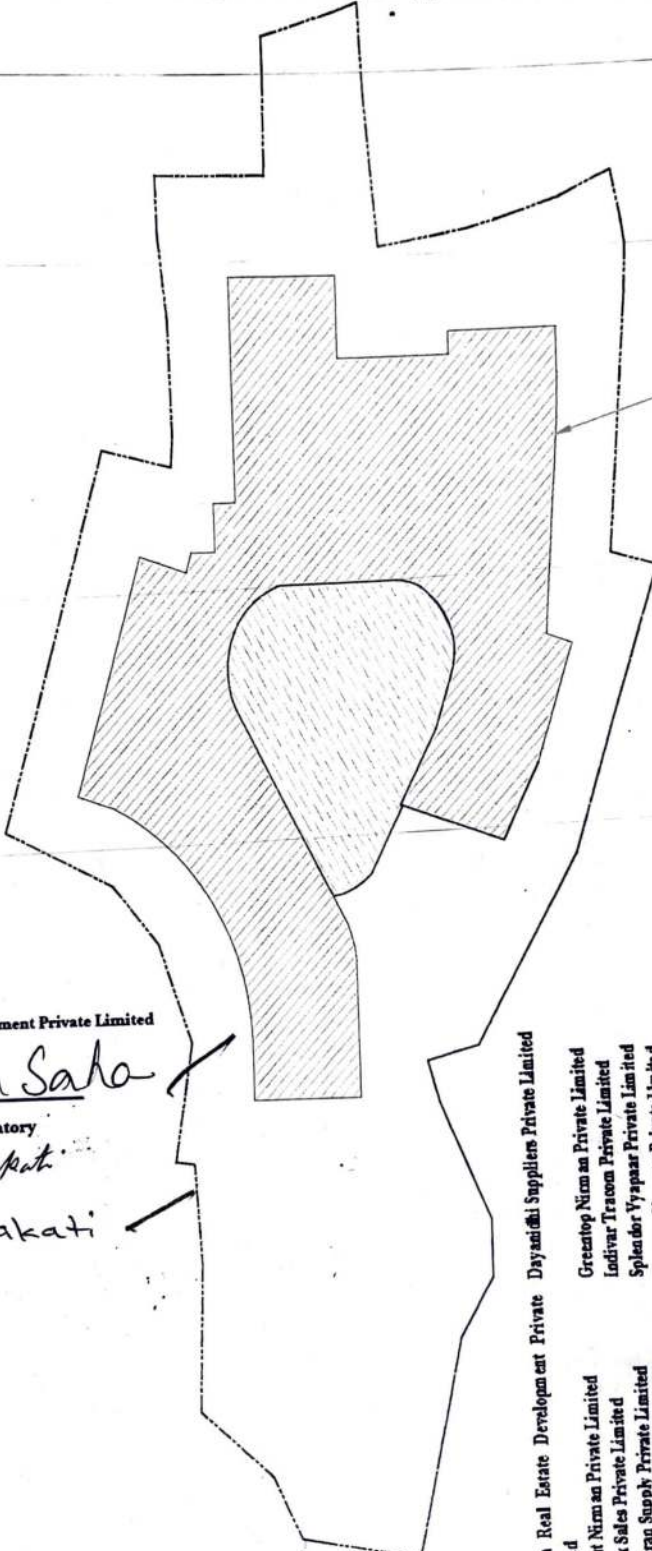
Signature Swapan

Name Swapan Kon

Signature S. Sarder

Name Subrata Sarder

Plan of R.S./L.R. Dag No. - 3471, 3472, 3488, 3487(P) & 3489, Mouza - Gopalpur, J.L. No. 2,
S. - Airport, Holding No. - AS/275/Block-A, Ward No. 5, Under Bidhannagar Municipal
Corporation (formerly Rajarhat Gopalpur Municipality), Dist. North 24 Pgs.



ALPHA

Siddha Real Estate Development Private Limited

Tanuja Saha

Authorized Signatory

Anirudh

Anirudh Makati

Siddha Real Estate Development Private Limited

Dayanidhi Suppliers Private Limited

Limited

Elegant Nirmaan Private Limited

Matrix Sales Private Limited

Ankaran Supply Private Limited

Gullmarg Vyapar Private Limited

Primerose Marketing Private Limited

Anchor Vanijya Private Limited

Arpana Tie Up Private Limited

Jadhav Tie Up Private Limited

Prem sugar Tie Up Private Limited

Rosemary Tie Up Private Limited

Prajapati Commercial Private Limited

Sunamart Vyapar Private Limited

Splendor Vyapar Private Limited

Lodivar Tracoon Private Limited

Greenstop Nirmaan Private Limited

Tanuja Saha

Authorized Signatory

JORA-MONDIR

RAJARHAT MAIN ROAD

RAJARHAT CHOWRASTA

SITE PLAN

PLAN - 'B'

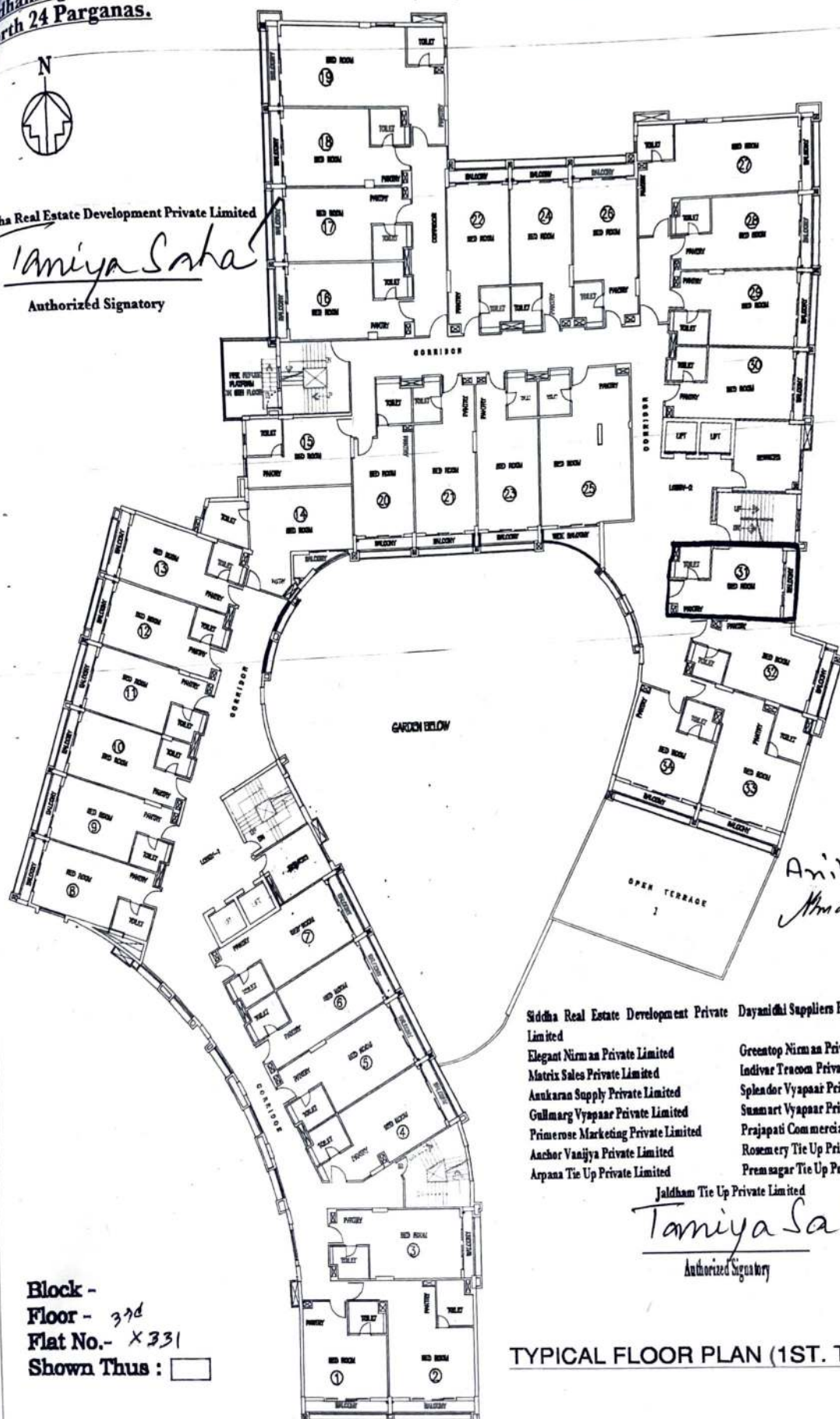
Plan of R.S./L.R. Dag No. - 3471, 3472, 3488, 3487(P) & 3489, Mouza - Gopalpur,
No. 2, P.S. - Airport, Holding No. - AS/275/Block-A, Ward No. 5,
Kudhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality) District -
North 24 Parganas.



Siddha Real Estate Development Private Limited

Tamiya Saha

Authorized Signatory



Anila Makati
Makati

Siddha Real Estate Development Private Limited
Elegant Nirmaan Private Limited
Matrix Sales Private Limited
Anukaran Supply Private Limited
Gullmarg Vyapaar Private Limited
Primerose Marketing Private Limited
Anchor Vanijya Private Limited
Arpana Tie Up Private Limited
Dayanidhi Suppliers Private Limited
Greentop Nirmaan Private Limited
Indivar Tracoon Private Limited
Splendor Vyapaar Private Limited
Summart Vyapaar Private Limited
Prajapati Commercial Private Limited
Rosemery Tie Up Private Limited
Premnagar Tie Up Private Limited

Jaldham Tie Up Private Limited

Tamiya Saha

Authorized Signatory

Block -

Floor - 3rd

Flat No. - X331

Shown Thus : ☐

TYPICAL FLOOR PLAN (1ST. TO 9TH.)

Basement Car parking Xanadu Holding No. - AS/275/Block-A, Ward No. 5,

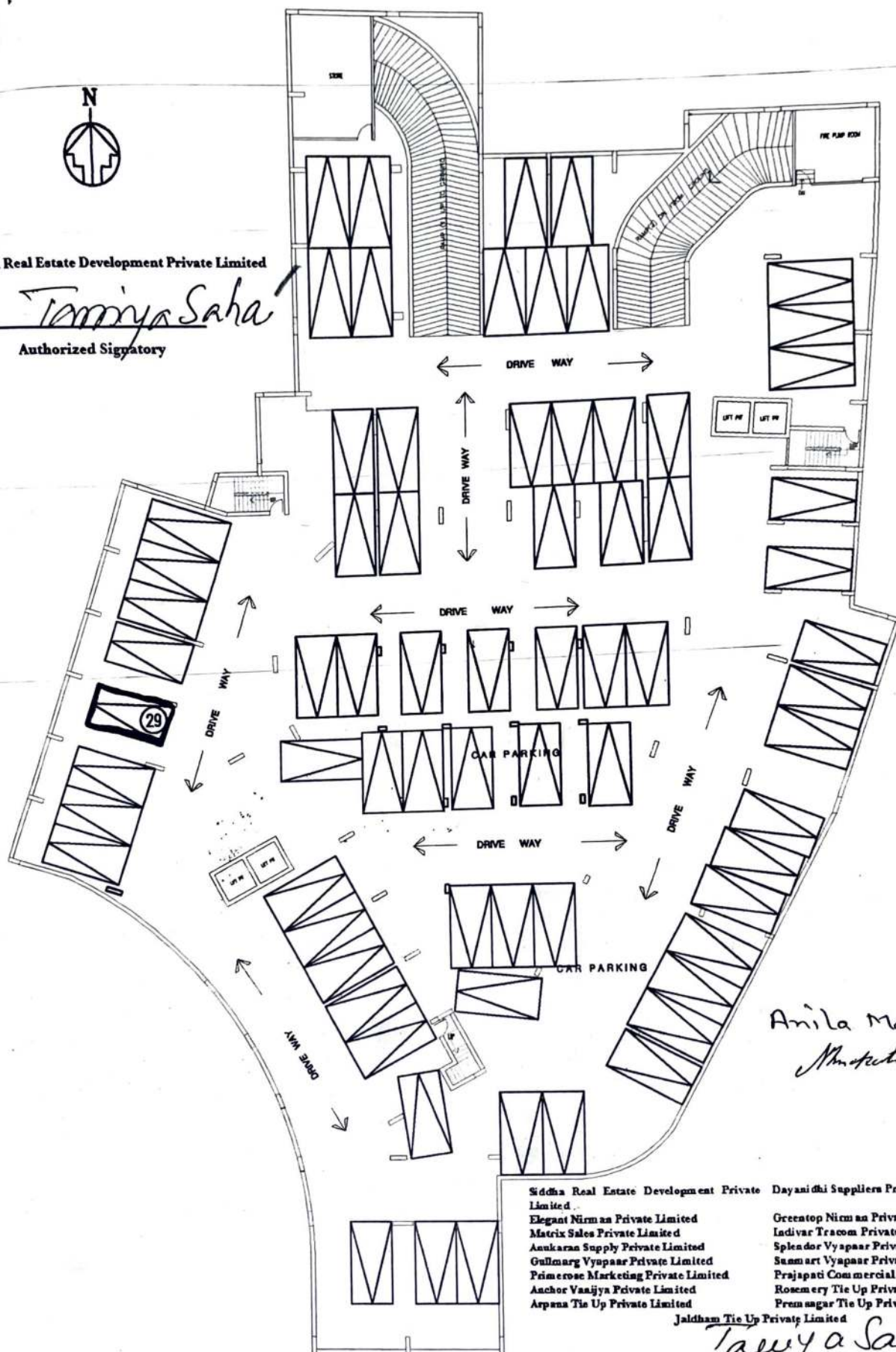
Under Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), District North 24 Parganas.



Siddha Real Estate Development Private Limited

Tammya Saha

Authorized Signatory



Anila Makati
Anila Makati

Siddha Real Estate Development Private Limited
Elegant Nirmaan Private Limited
Matrix Sales Private Limited
Anukaran Supply Private Limited
Gullmarg Vyapaar Private Limited
Primrose Marketing Private Limited
Anchor Vasthya Private Limited
Arpna Tie Up Private Limited
Dayanidhi Suppliers Private Limited
Greentop Nirmaan Private Limited
Indivar Tracom Private Limited
Splendor Vyapaar Private Limited
Samart Vyapaar Private Limited
Prajapati Commercial Private Limited
Rosemary Tie Up Private Limited
Premnagar Tie Up Private Limited

Jaldham Tie Up Private Limited

Tammya Saha

Authorized Signatory

SPECIMEN FORM TEN FINGER PRINTS

Signature of the
executants and/or
purchaser
Presentants



Tanviya Saha

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



Mukesh

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



Anila Makati

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

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

GRN: 19-201617-004534349-1
GRN Date: 15/02/2017 17:44:59
BRN: CKB6519870

Payment Mode Online Payment
Bank : State Bank of India
BRN Date: 15/02/2017 17:45:48

DEPOSITOR'S DETAILS

Name : MOUMITA KUNDU
Contact No. : Mobile No. : +91 9903844131
E-mail :
Address : ROOM NO.5A&B, 5TH FLOOR, 70 K.S.ROY ROAD, KOL-1.
Applicant Name : Miss Ritika Shroff
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

Id No. : 19040000077186/1/2017
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000077186/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	22054 ✓
2	19040000077186/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	119828 ✓
Total				141882

In Words : Rupees One Lakh Forty One Thousand Eight Hundred Eighty Two only


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD KNH2578031
 পরিচয় পত্র





Elector's Name **Tanja Saha**
 নির্বাচকের নাম **তানিয়া সাহা**
 Father's Name **Babulal Saha**
 পিতার নাম **বাবুলাল সাহা**
 Sex **F**
 লিঙ্গ **মহিলা**
 Age as on 1.1.2005 **19**
 ১.১.২০০৫-এ বয়স **১৯**

Tanja Saha

Address:
 2/65 BIJOYGARH COLONY(JADAVPUR CENTRAL RD.)
 96 JADAVPUR, Kolkata 700032

ঠিকানা:
 ২/৬৫ বিজয়গারহ কলনী (জাদবপুর সেন্ট্রাল রোড) ৯৬ জাদবপুর কলকাতা
 ৭০০০৩২



Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 151-Dhakuria
 বিধানসভা নির্বাচন কেন্দ্র : ১৫১-ঢাকুরিয়া
 District: Kolkata জেলা: কলকাতা
 Date: 12.03.2005 তারিখ: ১২.০৩.২০০৫



भारत सरकार
GOVERNMENT OF INDIA



স্বপন কর
Swapan Kar
পিতা : রবীন্দ্র নাথ কর
Father : RABINDRA NATH KAR
জন্ম সাল / Year of Birth : 1969
পুরুষ / Male



8205 5126 5513

আধার - সাধারণ মানুষের অধিকার

Swapan Kar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৯৬/১, রাজদঙ্গা স্কুল রোড,
ই.কে.টি.পি, ই.কে.টি.এস.ও,
কলকাতা, পশ্চিমবঙ্গ, ৭০০১০৭

Address:
96/1, RAJ DANGA SCHOOL
ROAD, E.K.T.P, E.K.T.S.O,
E.k.t, Kolkata, West Bengal,
700107

1947
1800 180 1947

help@uidai.gov.in

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P.O. Box No.1947,
Bangalore-560 001



Government of West Bengal




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

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

Signature / LTI Sheet of Query No/Year 19040000077186/2017





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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Taniya Saha Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Seller [Siddha Real Estate Development Private Limited] ,[Dayanidhi Suppliers Private Limited] ,[Elegant Nirman Private Limited] ,[Greentop Nirman Private Limited] ,[Matrix Sales Private Limited] ,[Indivar Tracom Private Limited] ,[Anukara n Supply Private Limited] ,[Splendor Vyapaar Private Limited] ,[Gullmarg Vyapaar Private Limited] ,[Sunmart Vyapaar Private Limited]			 11/02/17

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		[Primeros e Marketing Private Limited]			Tareya Saha 12/02/17
		[Prajapati Commercial Private Limited]			
		[Anchor Vaniya Private Limited]			
		[Rosemer y Tie Up Private Limited]			
		[Arpana Tie Up Private Limited]			
		[Premsag ar Tie Up Private Limited]			
		[Jaldham Tie Up Private Limited]			
		[Siddha Real Estate Developm ent Private Limited]			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs Anila Makati 302, Kaveri Apartment, Gangotri Complex, P.O:- Kadma, P.S:- KADMA, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831005	Buyer		657 	Anila Makati 12/2/17
3	Mr Nilesh H Makati 302, Kaveri Apartment, Gangotri Complex, P.O:- Kadma, P.S:- KADMA, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831005	Buyer		658 	Nilesh H Makati 12-2-2017
SI No.	Name and Address of Identifier				Signature with date
1	Mr Swapan Kar Son of Mr RN Kar 96/1 Rajdanga School Road, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Taniya Saha, Mrs Anila Makati, Mr Nilesh H Makati			Swapan Kar 12/2/17

(Pradipta Kishore Guha)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed

Deed No.	I-1904-01444/2017	Date of Registration	21/02/2017
Year	1904-0000077186/2017	Office where deed is registered	A.R.A. - IV KOLKATA, District: Kolkata
Date	20/01/2017 3:21:48 PM		
Applicant Name, Address Other Details	Ritika Shroff 7 C Kiron Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051334924, Status : Advocate		
Transaction	[101] Sale, Sale Document		
Set Forth value	Rs. 10,73,750/-		
Stamp duty Paid (SD)	Rs. 1,19,838/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2] Market Value Rs. 19,96,800/- Registration Fee Paid Rs. 22,054/- (Article:A(1), E, M(a), M(b), I)		

Apartment Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Mouza: Gopalpur, Road: Ramesh Mitra Sarani (Gopalpur), Ward No: 5,

Sl No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	LR - 3471	LR - 5953	Super built-up : 520	8,73,750/-	17,16,000/-	Flat No: X331, Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year ,Property is on Road, Other Amenities: Lift Facility ,Swimming Pool,Club ,Gymnasium
A2	LR - 3471	LR - 5953	Super built-up : 135	2,00,000/-	2,80,800/-	Flat No: B29, Gr. Floor, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year ,Property is on Road, Other Amenities: Lift Facility ,Swimming Pool,Club ,Gymnasium

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Siddha Real Estate Development Private Limited Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAJCS6830L Status :Organization, Executed by: Representative
2	Dayanidhi Suppliers Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AACCD3412G Status :Organization, Executed by: Representative
3	Elegant Nirman Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AABCE5734F Status :Organization, Executed by: Representative
4	Greentop Nirman Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AACCG5547R Status :Organization, Executed by: Representative

	Tracom Private Limited 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAECM7076KStatus :Organization, Executed by: Representative
	Tracom Private Limited 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AABC15338PStatus :Organization, Executed by: Representative
	Splendor Vyapaar Private Limited 1 St Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAGCA2373KStatus :Organization, Executed by: Representative
	Splendor Vyapaar Private Limited 1 St Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAKCS0348EStatus :Organization, Executed by: Representative
9	Gullmarg Vyapaar Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AACCG6221CStatus :Organization, Executed by: Representative
10	Sunmart Vyapaar Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAKCS0246FStatus :Organization, Executed by: Representative
11	Primerose Marketing Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AADCP9379FStatus :Organization, Executed by: Representative
12	Prajapati Commercial Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AADCP9498DStatus :Organization, Executed by: Representative
13	Anchor Vanijya Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAFCA7910DStatus :Organization, Executed by: Representative
14	Rosemery Tie Up Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AABCR6757MStatus :Organization, Executed by: Representative
15	Arpana Tie Up Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAGCA4510QStatus :Organization, Executed by: Representative
16	Premasagar Tie Up Private Limited 1 St Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AADCP9447NStatus :Organization, Executed by: Representative
17	Jaldham Tie Up Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AABCRJ8680RStatus :Organization, Executed by: Representative
18	Siddha Real Estate Development Private Limited Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAJCS6830LStatus :Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Anila Makati Wife of Mr Nilesh H Makati 302, Kaveri Apartment, Gangotri Complex, P.O:- Kadma, P.S:- KADMA, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AGTPM1573HStatus :Individual
2	Mr Nilesh H Makati Son of Mr Hasmukhrai D Makati 302, Kaveri Apartment, Gangotri Complex, P.O:- Kadma, P.S:- KADMA, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ABIPM6442MStatus :Individual

Saha (Presentant)
 Daughter of Babulal Saha Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata,
 District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Female, By Caste: Hindu, Occupation:
 Service, Citizen of: India, PAN No.:DIQPS1982C Status : Representative, Representative of : Siddha
 Real Estate Development Private Limited (as Authorised Signatory), Dayanidhi Suppliers Private Limited
 Private Limited (as Authorised Signatory), Elegant Nirman Private Limited (as Authorised Signatory), Greentop Nirman
 Private Limited (as Authorised Signatory), Matrix Sales Private Limited (as Authorised Signatory),
 Indivar Tracom Private Limited (as Authorised Signatory), Anukaran Supply Private Limited (as
 Authorised Signatory), Splendor Vyapaar Private Limited (as Authorised Signatory), Gullmarg Vyapaar
 Private Limited (as Authorised Signatory), Sunmart Vyapaar Private Limited (as Authorised Signatory),
 Primerose Marketing Private Limited (as Authorised Signatory), Prajapati Commercial Private Limited
 Private Limited (as Authorised Signatory), Anchor Vanijya Private Limited (as Authorised Signatory), Rosemary Tie Up
 Private Limited (as Authorised Signatory), Arpana Tie Up Private Limited (as Authorised Signatory),
 Premsagar Tie Up Private Limited (as Authorised Signatory), Jaldham Tie Up Private Limited (as
 Authorised Signatory), Siddha Real Estate Development Private Limited (as Authorised Signatory)

Identifier Details :

Name & address	
Mr Swapan Kar Son of Mr RN Kar 96/1 Rajdanga School Road, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Taniya Saha, Mrs Anila Makati, Mr Nilesh H Makati	

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Siddha Real Estate Development Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
2	Dayanidhi Suppliers Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
3	Elegant Nirman Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
4	Greentop Nirman Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
5	Matrix Sales Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
6	Indivar Tracom Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
7	Anukaran Supply Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
8	Splendor Vyapaar Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
9	Gullmarg Vyapaar Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
10	Sunmart Vyapaar Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
11	Primerose Marketing Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft

17	Premersagar Commercial Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
	Anchor Vanijya Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
	Rosemery Tie Up Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
	Arpana Tie Up Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
	Premersagar Tie Up Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
	Jaldham Tie Up Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft
18	Siddha Real Estate Development Private Limited	Mrs Anila Makati-14.4444 Sq Ft, Mr Nilesh H Makati-14.4444 Sq Ft

Transfer of property for A2

Sl.No	From	To. with area (Name-Area)
1	Siddha Real Estate Development Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
2	Dayanidhi Suppliers Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
3	Elegant Nirman Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
4	Greentop Nirman Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
5	Matrix Sales Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
6	Indivar Tracom Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
7	Anukaran Supply Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
8	Splendor Vyapaar Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
9	Gullmarg Vyapaar Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
10	Sunmart Vyapaar Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
11	Primerose Marketing Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
12	Prajapati Commercial Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
13	Anchor Vanijya Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
14	Rosemery Tie Up Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
15	Arpana Tie Up Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
16	Premersagar Tie Up Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
17	Jaldham Tie Up Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft
18	Siddha Real Estate Development Private Limited	Mrs Anila Makati-3.75 Sq Ft, Mr Nilesh H Makati-3.75 Sq Ft

Endorsement For Deed Number : I - 190401444 / 2017

09-02-2017

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 19,96,800/-



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 12-02-2017

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

Presented for registration at 15:36 hrs on 12-02-2017, at the Private residence by Taniya Saha ,.

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

Execution is admitted on 12/02/2017 by 1. Mrs Anila Makati, Wife of Mr Nilesh H Makati, 302, Kaveri Apartment, Gangotri Complex, P.O: Kadma, Thana: KADMA, , Purbi Singhbhum, JHARKHAND, India, PIN - 831005, by caste Hindu, by Profession House wife, 2. Mr Nilesh H Makati, Son of Mr Hasmukhrai D Makati, 302, Kaveri Apartment, Gangotri Complex, P.O: Kadma, Thana: KADMA, , Purbi Singhbhum, JHARKHAND, India, PIN - 831005, by caste Hindu, by Profession Business

Indetified by Mr Swapan Kar, , , Son of Mr RN Kar, 96/1 Rajdanga School Road, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service