

05596/2020

I

5365/2020



18/12/2020

6-35 PM

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 449408

RNO. (2) 1505397/2020.

AM = Rs. 3,36,00,000/-

Certified that the Document is admitted to Registration. The Registrar Sheet and the endorsement shown hereon attached to this document are the part of this Document.



Additional Registrar of Assurances-1, Kolkata

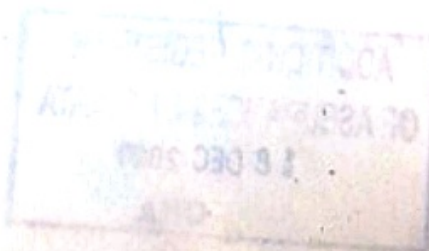
31 DEC 2020

DEED OF PARTITION

THIS DEED OF PARTITION made on this 18th day of ~~December~~, Two Thousand Twenty (2020) BETWEEN

Contd. P/2

Case No. 1230 of 2020
 1) - 250
 2) - 100
 Total 350
 Realised on 18.12.2020



[Faint handwritten notes in the bottom right corner, including names and dates.]

3871

ক্রমিক নং

মূল্য

ক্রেতার নাম

তারিখ

108.10

27/11/2020

স্ট্যান্ডি ডেভেলপার আহাঙ্গীর হোসেন লস্কর
জি.এ. ডি.এস. আর. অফিস
দক্ষিণ ২৪ পরগণা

Sureshan Enda
2, Debanbar Jain
Temple Rd
Calcutta

[Handwritten signature]

SURESH
Limit

Siddhartha Bhattacharya



Mihir Nandi
S/o Rajmohan Nandi
Vill + P.O. - Postapnagar
P.S. - Arambaj
Dist. - Hooghly
Pin - 712415
OCU - service

8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
18 DEC 2020

SURESHAM ENCLAVE PVT. LTD. (PAN : AASCS5502J) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U45400WB2012 PTC187323) having its registered office at 2, Digambar Jain Temple Road, 1st Floor, P.O. - Burrabazar, P.S. - Jorasanko, Kolkata - 700 007, West Bengal, and represented by its Director MR. SIDDHARTHA BHALOTIA (PAN : ADIPB6092L) son of Ram Gopal Bhalotia, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at Signum Gardenia, Block - 2, Flat No. 7B, 3, Girindra Sekhar Bose Road, P.O. - Tiljala, P.S. - Kasba, Kolkata - 700 039, West Bengal, hereinafter for the sake of brevity referred to as the **"FIRST PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the **FIRST PART**

AND

ARYAN BARTER PVT. LTD. (PAN : AAKCA0694B) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U51909WB2011PTC170751) having its registered office at 14, Netaji Subhash Road, 1st Floor, P.O. - GPO Kolkata, P.S. - Hare Street Kolkata - 700 001, West Bengal, represented by its Director MR. RAJENDRA PRASAD AGARWALA (PAN : ACJPA0807G) son of Late Ram Prasad Agarwala, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at 18A, Mayfair Road, 3rd Floor, P.O. - Ballygunj, P.S. - Karaya, Kolkata - 700 019, West Bengal, hereinafter for the sake of brevity referred to as the **"SECOND PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the **SECOND PART**

AND

MOUNTHILL REALTY PVT. LTD. (PAN : AAGCM0376G) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U51909WB2011 PTC170751) having its registered office at Salt Lake Stadium, Between Gate No. 1 and 2, 1st Floor, Bhagwandas Taxi Meter Testing Centre, Salt Lake, P.O. - S.A.I. Complex (Salt Lake), P.S. East Bidhannagar, Kolkata - 700 098, West Bengal, and represented by its Director MR. SRIKANT SIKARIA (PAN : BKKPS9244P) son of Mr. Sajan Sikaria, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at 267, Bangur Avenue, Block - B, P.O. Bangur Avenue, P.S. Lake Town, Kolkata - 700 055, West Bengal, hereinafter for the sake of brevity referred to as the **"THIRD PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the **THIRD PART.**

WHEREAS by a Deed of sale dated 14th day of December 2012 made between the Smt. Pratima Mondal, Smt. Shyamali Mondal, Smt. Shefali Mondal and Smt. Bijoli Mondal therein referred to as the Land Owners/Vendors of the First Part and 1) Suresham Enclave Pvt. Ltd. 2) Aryan Barter Pvt. Ltd. and 3) Mounthill Realty Pvt. Ltd. therein jointly referred to as the Purchasers of the Second Part and Sri Harish Chandra Mondal and Si Sankar Mistri therein jointly referred to as the Confirming Parties of the Third Part and registered in the office of District Sub-registrar-II, North 24 Parganas and recorded in Book No. 1, Cd Volume No. 64, Pages from 3231 to 3259, Being No. 18099 for the year 2012, the said Smt. Pratima Mondal, Smt. Shyamali Mondal, Smt. Shefali Mondal and Smt. Bijoli Mondal for the consideration mentioned therein, sold granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein **ALL THAT** the part and parcel of **(i)** Shali Land measuring 09 Decimal more or less comprised in R.S. & L.R. Dag No.

2018 recorded in L.R. Khatian No. 2818, 2819 & 2820 and (ii) Shali Land measuring 07 Decimal comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2418 aggregating to a total area of land measuring 16 Decimal lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal and for the sake of brevity hereinafter referred to as the "**Said Property**".

AND WHEREAS after purchase the said 1) Suresham Enclave Pvt. Ltd. 2) Aryan Barter Pvt. Ltd. and 3) Mounthill Realty Pvt. Ltd. become joint and absolute owners of the said Property each having undivided 1/3rd equal share and mutated their names in the records of B.L. & L.R.O. Rajarhat in Khatian Nos. 2941, 2939 and 2940 respectively and paying Khazna regularly.

AND WHEREAS joint possession and enjoyment of the said Property have caused various inconveniences and other difficulties on part of all parties hereto and being undivided 1/3rd equal share in the said Property all are mutually decided to make amicable partition of the said Property by division and partition of the same in metes and bounds and for the same purpose the said Property as mentioned in the First Schedule hereto having been properly surveyed and three equal division have been mutually made as shown in plan annexed hereto and separately demarcated as shown by different colours in plan for respective allotment to all the parties.

AND WHEREAS it has been decided that the said Property is divided in three equal part and marked as plot 'A', Plot 'B' and Plot 'C' and **Plot 'A'** measuring 5.33 Decimal more or less as described and distinguished in the map or plan annexed hereto and marked with bordered RED thereon

and more particularly described in the Second Schedule hereto is being allotted to and owned by the said Suresham Enclave Pvt. Ltd. the First Party hereto AND **Plot 'B'** measuring 5.33 Decimal more or less as described and distinguished in the map or plan annexed hereto and marked with bordered GREEN thereon and more particularly described in the Third Schedule hereto is being allotted to and owned by the said Aryan Barter Pvt. Ltd. the Second Party hereto AND **Plot 'C'** measuring 5.34 Decimal more or less as described and distinguished in the map or plan annexed hereto and marked with bordered BLUE thereon and more particularly described in the Fourth Schedule hereto is being allotted to and owned by the said Mounthill Realty Pvt. Ltd. the Third Party hereto

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

- 1) That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and releases hereunder effected, the said Aryan Barter Pvt. Ltd. and Mounthill Realty Pvt. Ltd. the Second Party and Third Party herein hereby and hereunder grant, convey, transfer assure assign, confirm and release unto the said Suresham Enclave Pvt. Ltd. the First Party herein ALL THAT the part and parcel of land marked as **Plot 'A'** All That Shali Land measuring 5.33 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2941, 2939 and 2940 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal as shown in the map or plan annexed hereto and RED border thereon, morefully described in the Second Schedule hereunder written togetherwith all other

easements and/or facilities attached thereto including the right of access to the said land so as to constitute the said Suresham Enclave Pvt. Ltd. the sole and absolute owner of the property comprised in the said Second Schedule freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the other parts concerning the same and TO HAVE AND TO HOLD the same absolutely and forever in fee simple in severalty against the said Aryan Barter Pvt. Ltd. and Mounthill Realty Pvt. Ltd..

- 2) That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and releases hereunder effected, the said Suresham Enclave Pvt. Ltd. and Mounthill Realty Pvt. Ltd. the First Party and Third Party herein hereby and hereunder grant, convey, transfer assure assign, confirm and release unto the said Aryan Barter Pvt. Ltd. the Second Party herein ALL THAT the part and parcel of land marked as **Plot 'B'** All That Shali Land measuring 5.33 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2941, 2939 and 2940 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal as shown in the map or plan annexed hereto and GREEN border thereon, morefully described in the Third Schedule hereunder written togetherwith all other easements and/or facilities attached thereto including the right of access to the said land so as to constitute the said Aryan Barter Pvt. Ltd. the sole and absolute owner of the property comprised in the said Third Schedule freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the other parts concerning the same

and TO HAVE AND TO HOLD the same absolutely and forever in fee simple in severalty against the said Suresham Enclave Pvt. Ltd. and Mounthill Realty Pvt. Ltd..

- 3) That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and releases hereunder effected, the said Suresham Enclave Pvt. Ltd. and Aryan Barter Pvt. Ltd. the First Party and Second Party herein hereby and hereunder grant, convey, transfer assure assign, confirm and release unto the said Mounthill Realty Pvt. Ltd. the Second Party herein ALL THAT the part and parcel of land marked as **Plot 'C'** All That Shali Land measuring 5.34 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2941, 2939 and 2940 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal as shown in the map or plan annexed hereto and BLUE border thereon, morefully described in the Fourth Schedule hereunder written togetherwith all other easements and/or facilities attached thereto including the right of access to the said land so as to constitute the said Mounthill Realty Pvt. Ltd. the sole and absolute owner of the property comprised in the said Fourth Schedule freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the other parts concerning the same and TO HAVE AND TO HOLD the same absolutely and forever in fee simple in severalty against the said Suresham Enclave Pvt. Ltd. and Aryan Barter Pvt. Ltd.

AND THIS INDENTURE FURTHERMORE WITNESSETH AS FOLLOWS:

- a) That the said Suresham Enclave Pvt. Ltd. shall have the custody and possession of all the original documents of title as also the original of this deed and all other original relevant documents and papers and will at the request and cost of other party or their successors or assigns produce or cause to be produced all or any of them for inspection or as evidence on their behalf at all trials, examination or commission or otherwise as may be required by it or them and unless prevented by fire or any other inevitable accident keep them safe, un-obliterated and un-cancelled.
- b) That the properties set forth in the Second and Third and Fourth schedules hereto annexed are free from all encumbrances and charges.
- c) That no party shall be entitled to any easements or quasi-easements over the allotments made to the other party which are all hereby extinguished.
- d) The parties shall enter upon their respective allotments and hold, possess and enjoy the same in severally absolutely against each other without any claim, demand or interruption whatsoever.
- e) That the each party shall, at the request and costs of the other party, do execute and perform or cause to be done, executed and performed all and every such acts, deeds and things or writing whatsoever as may be required for further better and more perfectly assuring the allotments hereunder made or for rectification of any error or omission.
- f) That each of the parties shall be entitled to sell or otherwise transfer its allotment to a stranger and as mutually agreed that no consent shall be required from other two parties herein.

- g) This partition shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further deed or deeds or writings as may be necessary to rectify the error or errors or implement the omission or omissions.

FIRST SCHEDULE ABOVE REFERRED TO

(total undivided Property belonged to all three parties till this date)

ALL THAT the part and parcel of Shali land measuring 16 Decimal more or less (demarcated and marked as Plot 'A', Plot 'B' and Plot 'C') comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2941, 2939 and 2940 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal with all other easements and/or facilities attached thereto including the right of access to the said land and butted and bounded in the manner as follows: and butted and bounded as follows:

ON THE NORTH : Land of Joydeb Mondal
ON THE SOUTH : Land of Lakshman Mondal
ON THE EAST : Bamboo garden
ON THE WEST : Road - 12' wide

SECOND SCHEDULE ABOVE REFERRED TO

(Property allotted to Suresham Enclave Pvt. Ltd. the First Party herein)

ALL THAT the part and parcel of Shali land measuring 5.33 Decimal more or less marked as Plot 'A' comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2941, 2939 and 2940 lying and situate at

Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal and delineated in the map or plan hereto annexed and thereon bordered RED with all other easements and/or facilities attached thereto including the right of access to the said land.

THIRD SCHEDULE ABOVE REFERRED TO

(Property allotted to Aryan Barter Pvt. Ltd. the Second Party herein)

ALL THAT the part and parcel of Shali land measuring 5.33 Decimal more or less marked as **Plot 'B'** comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2941, 2939 and 2940 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal and delineated in the map or plan hereto annexed and thereon bordered GREEN with all other easements and/or facilities attached thereto including the right of access to the said land.

FOURTH SCHEDULE ABOVE REFERRED TO

(Property allotted to Mounthill Realty Pvt. Ltd. the Third Party herein)

ALL THAT the part and parcel of Shali land measuring 5.34 Decimal more or less marked as **Plot 'C'** comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2941, 2939 and 2940 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal and delineated in the map or plan hereto annexed and thereon bordered BLUE with all other easements and/or facilities attached thereto including the right of access to the said land.

IN WITNESS WHEREOF the Parties hereto have set and subscribed there respective hands and seals the day month and year first above written.

WITNESSES :

1. Mihir Nandi
Vill + P.O - Prataprakas
Dist. - Hooghly

SURESHAM ENCLAVE PVT. LTD.
Sridharan P. Srinivas

Director/Authorised Signatory

(Suresham Enclave Pvt. Ltd.)
FIRST PARTY

2. HITESHKR GUPTA
89, BANQUER AVENUE
BL-A., KOL-55

ARYAN BARTER PVT. LTD.

R. P. Agarwal
Director

(Aryan Barter Pvt. Ltd.)
SECOND PARTY

Mounthill Realty Pvt Ltd

S. S. Srinivas

Director

Mounthill Realty Pvt. Ltd.
THIRD PARTY

Drafted by me as per
declaration in document
by the parties.

H. C. Karimaker
Advocate

High Court Calcutta
WB/867/83.



MAGNETIC NORTH

TO BANGAR BARRI

A. B. M. - 10.00 M.

PLOT 'A' = SURESHAM ENCLAVE PVT LTD	5.33 DECIMAL
PLOT 'B' = ARYAN BARTER PV LTD	5.33 DECIMAL
PLOT 'C' = MOUNTHILL REALTY PVT LTD	5.34 DECIMAL
TOTAL	16 DECIMAL

TWO STORED BUILDING

PLOT - A

PLOT - B

LOT - C

THREE STORED BUILDING

SCHOOL

TO BANGONGHATA

VACANT LAND

SURESHAM ENCLAVE PVT. LTD.

Siddhanta Bhaerav

Director/Authorised Signatory

ARYAN BARTER PVT. LTD.

R. P. Tyagi
Director

Mounthill Realty Pvt Ltd

Sikha Sikha

Director

PROJECT SURVEY PLAN OF EXISTING LAND AT DAG NO.-2016 L. R. KHATIAN NO.-2940, MOUZA-CHAKPACHURIYA, J. L. NO.-33, P. S.-RAJARHAT, DIST.-NORTH 24 PARGANAS.	
DATE -	CHECKED BY- T. CHANDANMAYI
SCALE - 1 : 250	
SHEET NO.- 1 OF 1	



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

GRN: 19-202021-018278296-8
GRN Date: 28/12/2020 18:28:14
BRN: 7383375912316
SBI ePay txn No.: 792762660

Payment Mode: Net Banking-SELF
Payment Gateway: SBI EPay-Axis Bank-Retail
BRN Date: 28/12/2020 18:31:03
SBI ePay txn Date: 28/12/2021 18:30:10

DEPOSITOR'S DETAILS

Name: Rabin Acharjee
Contact No. Id No.: 2001505397/23/2020
E-mail: Mobile No. +91 9748850525
Address: 28 Sahid Colony Kolkata700114
User Type: Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001505397/23/2020	Property Registration- Registration Fees	0030-03-104-001-16	74744
2	2001505397/23/2020	Property Registration- Stamp duty	0030-02-103-003-02	37506
Total Amount				112250

In Words: Rupees One Lakh Twelve Thousand Two Hundred Fifty Only.



Government of West Bengal

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


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

Signature / LTI Sheet of Query No/Year 19012001505397/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Siddhartha Bhalotia 3 Girindra Sekhar Bose Road, Block/Sector 2, Flat No 7B, P O - Tiljala, P S - Kasba, District - South 24-Parganas, West Bengal, India, PIN - 700039	Represent ative of Partitioner [Suresha m Enclave Private Limited]		3463 	 18/12/2020
2	Mr Rajendra Prasad Agarwala 18A, Mayfair Road, 3rd Floor, P O - Ballygunj, P S - Karaya, District -Kolkata, West Bengal, India, PIN - 700019	Represent ative of Partitioner [Aryan Barter Private Limited]		3464 	 18/12/2020
3	Mr Snkant Sikaria 267, Bangur Avenue, Block/Sector B, P O - Bangur Avenue, P.S.- Lake Town, District - North 24-Parganas, West Bengal, India, PIN - 700055	Represent ative of Partitioner [Mounthill Realty Private Limited]		3465 	 18/12/2020

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mihir Nandi Son of Mr Rajmohan Nandi Pratapnagar, P.O - Pratapnagar, P.S - Arambag, District - Hooghly, West Bengal, India, PIN - 712415	Mr Siddhartha Bhalotia, Mr Rajendra Prasad Agarwala, Mr Srikant Sikana		3466 	Mihir Nandi 18/12/2020


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



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

GRN: 19-202021-017134837-8

GRN Date: 17/12/2020 12:23:30

BRN : 2144347779728

SBI ePay txn No. : 790492684

Payment Mode : Net Banking-SELF

Payment Gateway SBI ePay-Axis Bank-Retail

BRN Date: 17/12/2020 12:26:07

SBI ePay txn Date. 17/12/2020 12:24:36

DEPOSITOR'S DETAILS

Name : SIDDHARTHA BHALOTIA

Id No. : 2001505397/5/2020

Contact No.

E-mail :

Mobile No. +91 9830311038

Address : 2 DIGAMBAR JAIN TEMPLE ROAD KOLKATA 700007

User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001505397/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	149332 ✓
2	2001505397/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	74932 ✓
Total Amount				224264

In Words : Rupees Two Lakh Twenty Four Thousand Two Hundred Sixty Four Only.

(Handwritten signature)



SURESHAM ENCLAVE PVT. LTD.
Siddhant Bhalu
Director/Authorised Signatory



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 0642/00161/00018

To
 00000000 00000000
 Siddhartha Bhalotia
 S/O Ram Gopal Bhalotia
 Signum Gardenia, Block-2, Flat No-7B, 3 Girindra Sekhar
 Bose Road,
 Tiljala
 Tiljala
 Tiljala South 24 Parganas
 West Bengal 700039
 9331034275
 127593463

 ME275934639FH



आपका आधार क्रमांक / Your Aadhaar No. :

4443 0493 5950

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



00000000 00000000
 Siddhartha Bhalotia
 पिता : 000 00000 00000000
 Father: Ram Gopal Bhalotia
 जन्म तिथि / DOB : 07/01/1980
 पुरुष / Male



4443 0493 5950


मेरा आधार, मेरी पहचान

Siddhartha Bhalotia



ARYAN BARTER PVT. LTD.
R. P. Azam
Director

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACJPA0807G

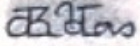


नाम / NAME
RAJENDRA PRASAD AGARWALA

पिता का नाम / FATHER'S NAME
RAM PRASAD AGARWALA

जन्म तिथि / DATE OF BIRTH
20-08-1946

हस्ताक्षर / SIGNATURE
R. P. Agarwala



आयकर अधिकारी, प.सं.-11
COMMISSIONER OF INCOME-TAX, W.B. - 11

R. P. Agarwala



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOUNTHILL REALTY PRIVATE
LIMITED



21/04/2009

Permanent Account Number

AAGCM0376G

इस कार्ड को खोने / खोने पर कृपया सूचित करें / लौटाने
आयकर सैन सेवा इकाई, एन एस यू एन
तीसरी मंजिल, अपारण पैदा,
बॉम्बे टेलिफोन एक्सचेंज के नजदीक,
बॉम्बे, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to -

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in

Mounthill Realty Pvt Ltd

Srikant Srikant

Director



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

জালিকাভুক্তির নম্বর/Enrolment No.: 2189/71179/17059

Download Date: 06/07/2017

To
শ্রীকান্ত সিকাখিয়া
Srikant Sikaria
S/O: Sajan Sikaria
267 Bangur Avenue, Block B
Bangur Avenue
North 24 Parganas Bangur Avenue
West Bengal - 700055
9830897785

Generation Date: 15/06/2017

Valid known



আপনার আধার সংখ্যা / Your Aadhaar No. :

2182 6230 4441

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রীকান্ত সিকাখিয়া
Srikant Sikaria
জন্মতারিখ/ DOB: 28/04/1987
পুরুষ / MALE



2182 6230 4441

আমার আধার, আমার পরিচয়



Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার গণ্ডা দেশে বলা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রদানের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এমএস সাজান সিকাখিয়া, 267 বাঙ্গুর
এভিনিউ, ব্লক বি, বাঙ্গুর অঞ্চল, উত্তর
২৪ পর্গানা,
পশ্চিম বঙ্গ - 700055

Address:
S/O: Sajan Sikaria, 267 Bangur
Avenue, Block B, Bangur
Avenue, North 24 Parganas,
West Bengal - 700055

2182 6230 4441



1947



help@uidai.gov.in



www.uidai.gov.in

Srikant Sikaria



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

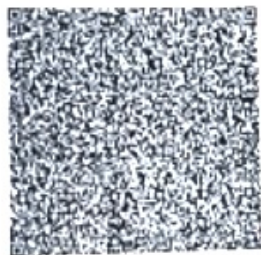
ভূমিকাভুক্তির নম্বর/ Enrolment No.: 2730/00102/01711

To
মিহির নন্দী
Mihir Nandi
Pratapnagar
Pratapnagar
Hooghly West Bengal - 712422
9331849382

Download Date: 12/02/2020

Issue Date: 13/10/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8927 6887 8560

VID : 9186 3115 8463 9341

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



মিহির নন্দী
Mihir Nandi
জন্মতারিখ/DOB: 19/12/1979
পুরুষ/ MALE

Issue Date: 13/10/2017

Download Date: 12/02/2020

8927 6887 8560

VID : 9186 3115 8463 9341

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রদ্বিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
প্রতাপনগর, হুগলী,
পশ্চিমবঙ্গ - 712422

Address:
Pratapnagar, Hooghly,
West Bengal - 712422



8927 6887 8560

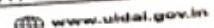
VID : 9186 3115 8463 9341



1047



help@uidai.gov.in



www.uidai.gov.in

Mihir Nandi



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India
 Enrollment No.: 0640/83114/12785

To
 Rajendra Prasad Agarwala
 S/O Li Ram Prasad Agarwala
 18 A MAYFAIR ROAD
 Ballygunge
 Ballygunge
 Circus Avenue Kolkata
 West Bengal 700019
 9903030644
 119430316
 27/10/2012
 ME194303164FH



आपका आधार क्रमांक / Your Aadhaar No. :

5823 5811 4281

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Rajendra Prasad Agarwala
 Father : RAM PRASAD AGARWAL
 DOB : 20/08/1946
 Male



5823 5811 4281

मेरा आधार, मेरी पहचान

R. P. Agarwala

SPECIMEN FORM FOR TEN FINGERPRINTS



Gokul - 13-11-18

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



R. P. Aggarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Gokul - 13-11-18

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No	I-1901-05365/2020	
Registry No / Year	1901-2001505397/2020	Date of Registration
Registry Date	19/11/2020 9:43:05 AM	31/12/2020
Applicant Name, Address & Other Details	Office where deed is registered	
Transaction	1901-2001505397/2020	
[ROR's] Partition, Partition	Rabin Acharyee 28, Sahid Colony Thana Khardaha, District North 24-Parganas, WEST BENGAL, PIN - 700114, Mobile No 9331849382, Status Buyer/Claimant	
Set Forth value	Additional Transaction	
Stamp duty Paid(SD)	[4308] Other than Immovable Property Agreement [No of Agreement 2]	
Rs 1 12 538/- (Article 45)	Market Value	
Remarks	Rs 3 36 00 000/-	
	Registration Fee Paid	
	Rs 2,24,076/- (Article A(1), E)	
	Partition Amount Rs 2,23,86,000/- Conveyance Amount Rs 11,760/-	

Land Details :

District North 24-Parganas, P S - Rajarhat, Gram Panchayat PATHARGHATA, Mouza Chakpanchuria, JI No: 33, Pin Code 700126

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2018 (RS -)	LR-2941	Bastu	Shali	16 Dec		3 36 00 000/-	Width of Approach Road 12 Ft., Adjacent to Metal Road, Last Reference Deed No 1502-I -18099-2012
Grand Total :					16Dec	0 /-	336,00,000 /-	

Partitioner Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Suresham Enclave Private Limited 2 Digambar Jain Temple Road, 1st Floor P O - Burrobazar P S - Jorasanko Kolkata, District -Kolkata, West Bengal India, PIN - 700007, PAN No AAxxxxxx2J, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative, Executed by Representative
2	Aryan Barter Private Limited 14 Netaji Subhash Road, 1st Floor P O - Kolkata G P O P S - Hare Street, Kolkata, District -Kolkata, West Bengal India, PIN - 700001, PAN No AAxxxxxx4B, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative, Executed by Representative
3	Mounthill Realty Private Limited Salt Lake Stadium, Between 1 And 2, 1st Floor, P O - Salt Complex Salt Lake, P S - Bidhannagar, District -North 24-Parganas, West Bengal, India, PIN - 700098, PAN No AAxxxxxx6G, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative, Executed by Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

1 Mr Siddhartha Bhalotia (Presentant)

Son of Mr Ram Gopal Bhalotia 3, Girindra Sekhar Bose Road, Block/Sector: 2, Flat No: 7B, P.O:- Tiljala, P.S - Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2L, Aadhaar No: 44xxxxxxxx5950 Status : Representative, Representative of : Suresham Enclave Private Limited (as Director)

2 Mr Rajendra Prasad Agarwala

Son of Late Ram Prasad Agarwala 18A, Mayfair Road, 3rd Floor, P.O:- Ballygunj, P.S:- Karaya, District:- Kolkata, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ACxxxxxx7G, Aadhaar No: 58xxxxxxxx4281 Status : Representative, Representative of : Aryan Barter Private Limited (as Director)

3 Mr Srikant Sikaria

Son of Mr Sajan Sikaria 267, Bangur Avenue, Block/Sector: B, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx4P, Aadhaar No: 21xxxxxxxx4441 Status : Representative, Representative of : Mounthill Realty Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mihir Nandi Son of Mr Rajmohan Nandi Pratapnagar, P.O - Pratapnagar, P.S - Arambag, District-Hooghly, West Bengal, India, PIN - 712415			

Identifier Of Mr Siddhartha Bhalotia, Mr Rajendra Prasad Agarwala, Mr Srikant Sikaria

Defined & Alloted Share for each Partitioner

Sch No.	Partitioner Name	Party Number	Defined Share in (%)	Alloted share	Alloted share in (%)	Share in Market Value (In Rs.)
L1	Suresham Enclave Private Limited	1	33.3300	5.33 Dec	33.3125	1,11,93,000/-
L1	Aryan Barter Private Limited	2	33.3300	5.33 Dec	33.3125	1,11,93,000/-
L1	Mounthill Realty Private Limited	3	33.3400	5.34 Dec	33.375	1,12,14,000/-

Land details as per Land Record

Block: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code: 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2018, LR Khatian No:- 2941	Owner: সুরেশম ইনক্লেট প্রা লি, Gurdian: 2 দিগাম্বর জৈ টেমপু, Address: রোড, কলি-7 , Classification: শাপি, Area: 0.05000000 Acre,	Suresham Enclave Private Limited

On 18-12-2020

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

Presented for registration at 18-35 hrs on 18-12-2020, at the Private residence by Mr Siddhartha Bhalotia ..

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 3,36,00,000/- Partition Amount Rs 2,23,86,000/- Conveyance Amount Rs 11,760/-

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

Execution is admitted on 18-12-2020 by Mr Siddhartha Bhalotia, Director, Suresham Enclave Private Limited, 2, Digambar Jain Temple Road, 1st Floor, P O - Burrobazar, P.S. - Jorasanko, Kolkata, District:-Kolkata, West Bengal, India. PIN - 700007

Identified by Mr Mihir Nandi, . . Son of Mr Rajmohan Nandi, Pratapnagar, P O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Execution is admitted on 18-12-2020 by Mr Rajendra Prasad Agarwala, Director, Aryan Barter Private Limited, 14, Netaji Subhash Road, 1st Floor, P O - Kolkata G P O, P.S. - Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Mihir Nandi, . . Son of Mr Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Execution is admitted on 18-12-2020 by Mr Srikant Sikaria, Director, Mounthill Realty Private Limited, Salt Lake Stadium, Between 1 And 2, 1st Floor, P.O - Sai Complex Salt Lake, P.S. - Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700098

Identified by Mr Mihir Nandi, . . Son of Mr Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, . Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Debasis Patra

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

On 31-12-2020

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 : 45 of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,24,076/- (A(1) = Rs 2,23,978/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,24,076/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2020 12:26PM with Govt. Ref. No: 192020210171348378 on 17-12-2020, Amount Rs: 1,49,332/-,
Bank: SBI EPay (SBlePay), Ref. No 2144347779728 on 17-12-2020, Head of Account 0030-03-104-001-16
Online on 28/12/2020 6:31PM with Govt. Ref. No: 192020210182782968 on 28-12-2020, Amount Rs: 74,744/-, Bank:
SBI EPay (SBlePay), Ref. No 7383375912316 on 28-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 1,12,538/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 1,12,438/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3871, Amount: Rs.100/-, Date of Purchase: 27/11/2020, Vendor name:
JAHANGIR HOSSAIN LASKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2020 12:26PM with Govt. Ref. No: 192020210171348378 on 17-12-2020, Amount Rs: 74,932/-,

Bank: SBI EPay (SBlePay), Ref. No. 2144347779728 on 17-12-2020, Head of Account 0030-02-103-003-02

Online on 28/12/2020 6:31PM with Govt. Ref. No: 192020210182782968 on 28-12-2020, Amount Rs: 37,506/-, Bank:
SBI EPay (SBlePay), Ref. No. 7383375912316 on 28-12-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 115 to 152

being No 190105365 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2021.01.01 14:04:23 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2021/01/01 02:04:23 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)