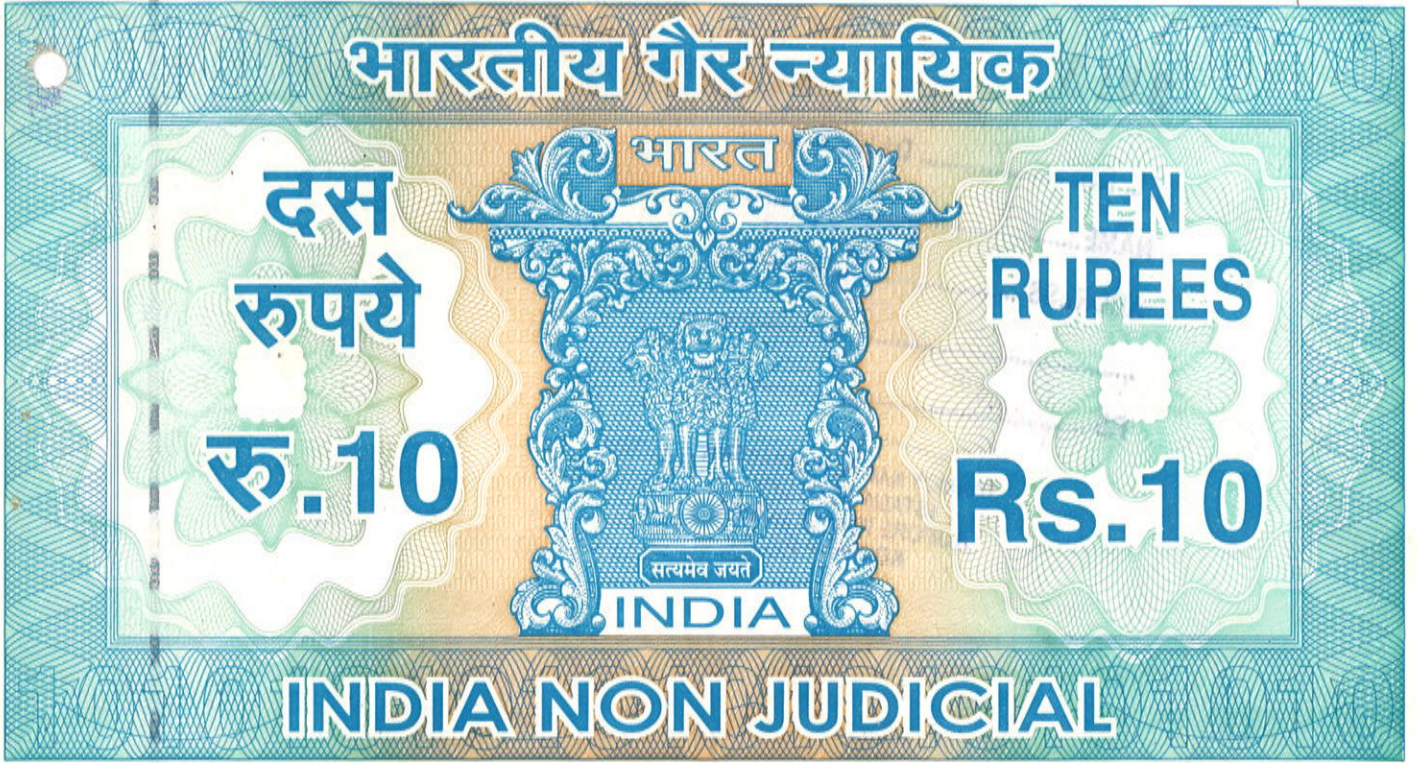


0254/19

4

I-2479/19



पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

30AB.294524

SP
26/3/19

90481742/19

DECLARATION

DT. 26TH MARCH, 2019

IN RESPECT OF:

DEED OF CONVEYANCE

DATED 14TH DAY OF MARCH, 2019

MANISH AGARWAL - VENDOR

AND

ACCUTECH REALTORS LLP

PURCHASER

RE: UNDIVIDED 1/8TH SHARE OR INTEREST

IN 3.5 COTTAH LAND

COMPRISED IN PREMISES NO.

562A, S. N. ROY ROAD,

P.S.: NEW ALIPORE,

KOLKATA - 700 038

District Sub-Registrar-II
Alipore, South 24 Parganas

26 MAR 2019

3813

17 4 MAR 2019

SL. NO..... DATE.....

NAME.....

ADDRESS.....

RS.....

K. Acharya (Adv)
Alipore Judges' Court, Kol-27

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA- 27



(Signature)

District Sub-Registrar-II
Alipore, South 24 Parganas

ARUN TULSHAN
Son of Late Kishan Lal Tulshan
Flat 4D, Fort Mysore
2, Prince Anwar Shah Rd,
KOLKATA 700033
P.O.: Tollygunge
P.S.: Charu Market
Business

26 MAR 2019

DECLARATION

THIS DECLARATION made this the **26th day of March, 2019** [Two Thousand and Nineteen] by **MAYANK AGARWAL** [holding DIN Number 01943834 AADHAR Car No. 8994 0481 6533, PAN No. AGBPA6924G and Mobile No. 98316 01234] aged about 32 years, son of Late Vijay Kumar Agarwal, Indian National, by faith Hindu, by occupation Business, residing at 11, Kundan Lal Saigal Sarani (formerly P-749, Block "P" New Alipore) P.O. & P.S. New Alipore, Kolkata - 700 053, one of the Designated partner of **ACCUTECH REALTORS LLP**, registered under LLPIN NUMBER AAG-7985 with the Ministry of Corporate Affairs, Government of India, as a Limited Liability partnership under the Limited Liability Partnership Act, 2008, having its Registered Office at 23A, Shakespeare Sarani, Post Office and Police Station Shakespeare Sarani, Kolkata- 700 017 holding Income Tax PAN: Number ABFFA6395N, do hereby declare as follows:-

W - H - E - R - E - A - S :

- A. One Manish Agarwal son of Late Dwarka Prasad Agarwal, residing at P-547, Block 'N', New Alipore, P.O. & P.S. New Alipore, Kolkata- 700 053 owned 1/8th share or interest in 2 plots of land being Premises No. **562A and 562B** S. N. Roy Road, Kolkata - 700 038 measuring 3.5 Cottah and 17.5 Cottah each respectively. On 14th March, 2019 he sold and transferred his share in these two plots by two separate Deeds of Conveyance as mentioned hereinafter;




~~District Sub-Registrar-II
Alipore, South 24 Parganas~~

26 MAR 2019

- B. The said Manish Agarwal son of Late Dwarka Prasad Agarwal, residing at P-547, Block 'N', New Alipore, P.O. & P.S. New Alipore, Kolkata- 700 053 sold transferred and conveyed ALL THAT 1/8th share or or interest in Premises No. **562A**, S. N. Roy Road, Kolkata - 700 038, P. S.: New Alipore [formerly Behala] i.e. land area measuring **07 Chittack** equivalent to 315 square feet, out of total area of the land measuring an area 03 Cottahs 08 Chittaks TOGETHER WITH RTDH unit (structure 5 years old) measuring 25 square feet, more or less, in favour of Accutech Realtors LLP [Purchaser] by virtue of a Deed of Conveyance dated 14TH MARCH, 2019 registered in the office of the DSR-II at Alipore and recorded in Book No. 1, Volume No. 1602-2019, pages from 77457 to 77489, Being No. 160202176 for the year 2019 [hereinafter called the **Principal Deed**];
- C. The said Manish Agarwal son of Late Dwarka Prasad Agarwal, residing at P-547, Block 'N', New Alipore, P.O. & P.S. New Alipore, Kolkata- 700 053 also sold transferred and conveyed on the same day ALL THAT 1/8th share or or interest in Premises No. **562B**, S. N. Roy Road, Kolkata - 700 038, P. S.: New Alipore [formerly Behala] i.e. land area measuring 2 Cottah 3 Chittack equivalent to 1,575 Square Feet, out of total area of the land measuring an area 17 Cottahs 08 Chittaks TOGETHER WITH RTDH structure measuring 100 Square Feet and Dwelling Unit measuring 75 Square Feet, more or less, in favour of [1] Accutech Developers LLP and [2] Accutech Infrastructure LLP [Purchasers] by virtue of a Deed of Conveyance dated 14TH MARCH, 2019 registered in the office




District Sub-Registrar-II
Alipore, South 24 Parganas

26 MAR 2019

of the DSR-II at Alipore and recorded in Book No. 1, Volume No. 1602-2019, pages from 77425 to 77456, Being No. 160202175 for the year 2019;

- D. Inadvertently the 1st Page engrossed on Stamp Paper of these 2 Deeds got exchanged and 1st Page meant for Premises No. 562A [**Principal Deed**] was attached to the Deed for Premises No. 562B and vice versa;
- E. As a result in Line No. 5, 6, 7, 9 & 11 of Page 1 of the Deed the following was wrongly mentioned in Being No. 160202176 for the year 2019 [**Principal Deed**]:
Line-5: Accutech Developers LLP
Line-6: Accutech Infrastructure LLP
Line-7: Purchasers
Line-9: In 17.5 Cottah Land
Line-11: 562B, S. N. Roy Road;
- F. These mistakes and inaccuracies which have accidentally and inadvertently crept in the Registered Deed required rectification in the manner hereinafter appearing:

NOW THIS DEED OF DECLARATION WITNESSETH that the Principal Deed shall be rectified and corrected in the following manner:-

1. That Line No. 6 should be deleted and old Line Nos. 6 to 13 should be Line Nos. 6 to 12 of Page 1. Also Line No. 5, 6, 7, 9 & 11 of Page 1 of the Principal Deed should be substituted with




District Sub-Registrar-II
Alipore, South 24 Parganas

26 MAR 2019

the following words and numbers and should be read as follows:

New Line-5: **Accutech Realtors LLP**

Line-6: should be deleted and Line 7 onwards should be Line 6 to 12 instead of Line 7 to 13;

New Line-6: **Purchaser**

New Line-8: **In 3.5 Cottah Land**

New Line-10: **562A, S. N. Roy Road;**

2. After corrections as aforesaid Page 1 of the Principal Deed should read as follows:

DEED OF CONVEYANCE

DATED 14TH DAY OF MARCH, 2019

MANISH AGARWAL - VENDOR

AND

ACCUTECH REALTORS LLP

PURCHASER

RE: UNDIVIDED 1/8TH SHARE OR INTEREST

IN 3.5 COTTAH LAND

COMPRISED IN PREMISES NO.

562A, S. N. ROY ROAD

P.S.: NEW ALIPORE

KOLKATA - 700 038

3. That this Declaration shall not rectify, modify and correct any other provision or provisions made in the Principal Deed and that as rectified, modified and corrected as aforesaid the Principal Deed shall remain in full force, virtue and effect;



~~District Sub-Registrar-II~~
~~Alipore, South 24 Parganas~~

26 MAR 2019

4. That by this Declaration no change has been made in the measurement of the Property and the possession of the same has also not been changed;
5. Be it expressly stated that this Declaration does not make any material alteration to the contents of the said Principal Deed, as well as it does not make any material change to the property transferred in the said Principal Deed.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **undivided 1/8th share** or interest in the premises i.e. piece or parcel of land **measuring 07 Chittack** equivalent to 315 square feet, out of total area of the land measuring an area 03 Cottahs 08 Chittaks TOGETHER WITH RTDH unit (structure 5 years old) measuring 25 square feet, be the same a little more or less lying and situated at and being **Premises No. 562A, S.N. Roy Road, in the Town of Kolkata- 700 038** within the jurisdiction of Police Station New Alipore (formerly Behala) within the District of South 24- Parganas within the Municipal limits of the Kolkata Municipal Corporation, Ward No. 118, Asessee No. 41-118-12-1897-0.

< > < > < >

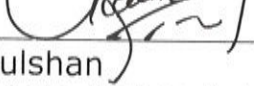


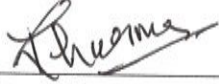

District Sub-Registrar-II
Alipore, South 24 Parganas

26 MAR 2019

IN WITNESS WHEREOF the Declarant hereto has executed and delivered these presents on the day month and year first above written.

Executed and delivered by the
Declarant at kolkata in the
presence of :-

1. 
Arun Tulshan
Son of Late Kishan Lal Tulshan
Flat 4D, Fort Mysore
2, Prince Anwar Shah Road
Kolkata - 700 033

2. 
Rajan Sharma
Son of Satya Narayan Sharma
24, Uma Charan Bhattacharjee Lane
Howrah - 711 101

ACCUTECH REALTORS LLP

Partner
(DECLARANT)

Prepared in my Office:-















Bapi Das, Advocate
Alipore Police Court,
Kolkata - 700 027
WTS-613/2007




District Sub-Registrar-II
Alipore, South 24 Parganas

26 MAR 2019

PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand					
Name	Mayank Agarwal		Signature			



~~District Sub-Registrar-II
Alipore, South 24 Parganas~~

7 6 MAR 2019



भारत सरकार
GOVERNMENT OF INDIA



मयंक अगरोवाल

Mayank Agarwal

जन्मतिथि/ DOB: 21/03/1986

पुरुष / MALE



8994 0481 6533

आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

11, के एल साइगल सरानि,
निউ आलिपूर, कोलकाता,
पश्चिम बंग - 700053

Address

11, K L SAIGAL
SARANI, New Alipore,
Kolkata,
West Bengal - 700053



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

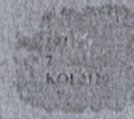
P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAYANK AGARWAL
VIJAY KUMAR AGARWAL
21/03/1986
Permanent Account Number
AGBPA6924G



Mayank Agarwal
Signature

Major Information of the Deed

Deed No :	I-1602-02479/2019	Date of Registration	26/03/2019
Query No / Year	1602-0000481742/2019	Office where deed is registered	
Query Date	23/03/2019 3:21:53 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 2/-	Rs. 9,91,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)		
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: S. N. Roy Road, Road Zone : (J.L.Sarani -- Buro Shibtala Main Road/Premises not Located on Road) , Premises No: 562A, , Ward No: 118 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			Bastu	7 Chatak	1/-	9,84,375/-	Property is on Road
Grand Total :				.7219Dec	1 /-	9,84,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	25 Sq Ft.	1/-	7,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 25 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		25 sq ft	1 /-	7,500 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ACCUTECH REALTORS LLP 23A, Shakespeare Srani, P.O:- Shakespeare Srani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: ABFFA6395N, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1602-02479/2019-26/03/2019

Major Information of the Deed

Deed No.	1423 004-01742019	Date of Registration	13/07/2019
Applicant Name & Address	100051, Sector No. 24, South 24 Paragana, West Bengal, India	Applicant's Address	100051, Sector No. 24, South 24 Paragana, West Bengal, India
Registered Value	₹ 2,54,375/-	Market Value	₹ 2,54,375/-
Stamp Duty	₹ 12,718.75	Registration Fee	₹ 12,718.75
Registered Area	1.7219 Deca	Registered Volume	1.7219 Deca
Registered Plot	1.7219 Deca	Registered Subplot	1.7219 Deca
Registered Type	Structure	Registered Category	Structure
Registered Use	Residential	Registered Purpose	Residential
Registered Status	Ready to Construct	Registered Condition	Ready to Construct

Land Details :

District South 24 Paragona, P. S. - Sector 24, Block - Sector 24, Sub-block - Sector 24, Ward No. 15, Pin Code - 700035

Sl. No.	Plot No.	Area (Sq. Ft.)	Area (Deca)	Registered Value (₹)	Market Value (₹)	Registered Type	Registered Use	Registered Status	Registered Condition
1	1.7219 Deca	1.7219 Deca	1.7219 Deca	₹ 2,54,375/-	₹ 2,54,375/-	Structure	Residential	Ready to Construct	Ready to Construct
Grand Total:									

Structure Details :

Sl. No.	Structure No.	Area (Sq. Ft.)	Area (Deca)	Registered Value (₹)	Market Value (₹)	Registered Type	Registered Use	Registered Status	Registered Condition
1	1.7219 Deca	1.7219 Deca	1.7219 Deca	₹ 2,54,375/-	₹ 2,54,375/-	Structure	Residential	Ready to Construct	Ready to Construct
Grand Total:									



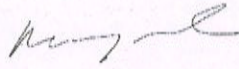


Declarant Details :



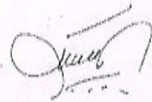
Sl. No.	1	Name/Address/Phone No.	ACUTECH REALTORS LLP, 23A, Sector 24, South 24 Paragona, West Bengal, India. Pin - 700035.
Sl. No.	2	Name/Address/Phone No.	ACUTECH REALTORS LLP, 23A, Sector 24, South 24 Paragona, West Bengal, India. Pin - 700035.

Major Information of the Deed - 1423 004-01742019

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MAYANK AGARWAL (Presentant) Son of Late Vijay Kumar Agarwal Date of Execution - 26/03/2019, , Admitted by: Self, Date of Admission: 26/03/2019, Place of Admission of Execution: Office	 <small>Mar 26 2019 11:37AM</small>	 <small>LTI 26/03/2019</small>	 <small>26/03/2019</small>
11, Kundan Lal Saigal Sarani, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGBPA6924G Status : Representative, Representative of : ACCUTECH REALTORS LLP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Tulshan Son of Late K L Tulshan 2, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033	 <small>26/03/2019</small>	 <small>26/03/2019</small>	 <small>26/03/2019</small>
Identifier Of Mr MAYANK AGARWAL			

Endorsement For Deed Number : I - 160202479 / 2019**On 26-03-2019****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 : 4 of Indian Stamp Act 1899.

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



Presented for registration at 11:22 hrs on 26-03-2019, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr MAYANK AGARWAL ,

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

Execution is admitted on 26-03-2019 by Mr MAYANK AGARWAL, Partner, ACCUTECH REALTORS LLP, 23A, Shakespeare Srani, P.O:- Shakespeare Srani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Arun Tulshan, , , Son of Late K L Tulshan, 2, Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business

Major Information of the Deed :- I-1602-02479/2019-26/03/2019

Mr. MAYANK AGARWAL Son of Late Virendra Kumar Address: 22/10/2015, Phase II, Adarsh Colony, Sector 10, Gurgaon, Haryana - 122002			
I, Kishan Lal Singh, P.O. - New Adarsh Colony, Sector 10, Gurgaon, Haryana - 122002, being the father of the above named Mr. MAYANK AGARWAL, do hereby certify that the above mentioned details are correct and true.			

Mr. Anil Tuliyan Son of Late K. J. Tuliyan 2, Prasad Nagar, Sector 10, Gurgaon, Haryana - 122002			
I, Kishan Lal Singh, P.O. - New Adarsh Colony, Sector 10, Gurgaon, Haryana - 122002, being the father of the above named Mr. ANIL TULIYAN, do hereby certify that the above mentioned details are correct and true.			



More information of the Dept - 1 800 02472019 88/2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-)
a Registration Fees paid by Cash Rs 39/-

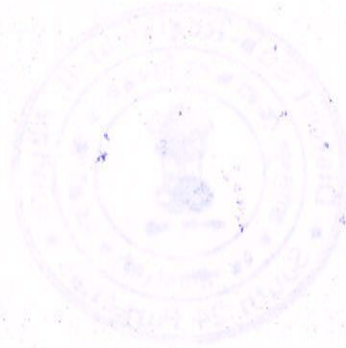
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3813, Amount: Rs.10/-, Date of Purchase: 14/03/2019, Vendor name: T K Purkayasta



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1602-02479/2019-26/03/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 87080 to 87095

being No 160202479 for the year 2019.



S-a

Digitally signed by Samar Kumar
Pramanick
Date: 2019.03.26 12:48:45 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 26/03/2019 12:48:39
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)