

21440/2022

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भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



70AB 848844

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

This Deed of Release made this the 31st day of December, 2022

("Deed of Release")

By:

4 JAN 2023

(1) SMT. SUKLA PAUL (PAN: BMXPP7883A) (AADHAR: 324526225207) wife of late Arun Kumar Paul (2) SHRI SUNNY PAUL (PAN: AWNPP9086A) (AADHAR: 823564620313) son of late Sunny Paul AND (3) TULIA PAUL (PAN: AWNPP9083F) (AADHAR: 822227690837) daughter of late Arun Kumar Paul and wife of Sri Arindam Paul all residing at 52D, Bondel Road, Police Station Karaya, Post Office Ballygunge, Kolkata- 700019, hereinafter referred to as the "Releasor" (which expression shall mean and include their respective successors, successors-in-interest, heirs, legal representatives, executors, nominees and assigns) of the **One Part:**

Sukla Paul Sukla P
Tulia Paul Sunny Paul

ROCHITA CONSTRUCTION PVT. LTD.
Sudh In. Agrawal
DIRECTOR

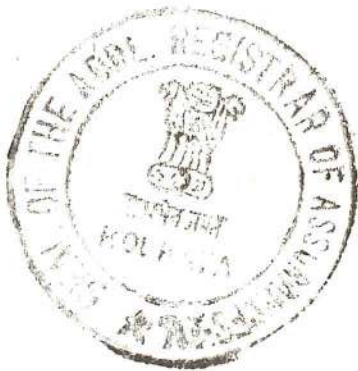
SL. No. 18328 DATE.....
NAME.....
ADD.
65L

29 AUG 2022

C. P. KAKARANIA
10, OLD POST OFFICE STREET
KOLKATA-700 051

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



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ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
31 DEC 2022



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



301220222023656145

GRIPS Payment Detail

GRIPS Payment ID:	301220222023656145	Payment Init. Date:	30/12/2022 12:41:42
Total Amount:	1617345	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6654313647039	BRN Date:	30/12/2022 12:42:41
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms NIKITA KHAITAN
Mobile: 8420255262

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230236561468	Directorate of Registration & Stamp Revenue	1617345
Total			1617345

IN WORDS: SIXTEEN LAKH SEVENTEEN THOUSAND THREE HUNDRED FORTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230236561468

GRN Details

GRN: 192022230236561468 **Payment Mode:** SBI Epay
GRN Date: 30/12/2022 12:41:42 **Bank/Gateway:** SBIEpay Payment Gateway
BRN : 6654313647039 **BRN Date:** 30/12/2022 12:42:41
Gateway Ref ID: CHL3524886 **Method:** State Bank of India NB
GRIPS Payment ID: 301220222023656145 **Payment Init. Date:** 30/12/2022 12:41:42
Payment Status: Successful **Payment Ref. No:** 2003534377/2/2022
[Query No*/Query Year]

Depositor Details

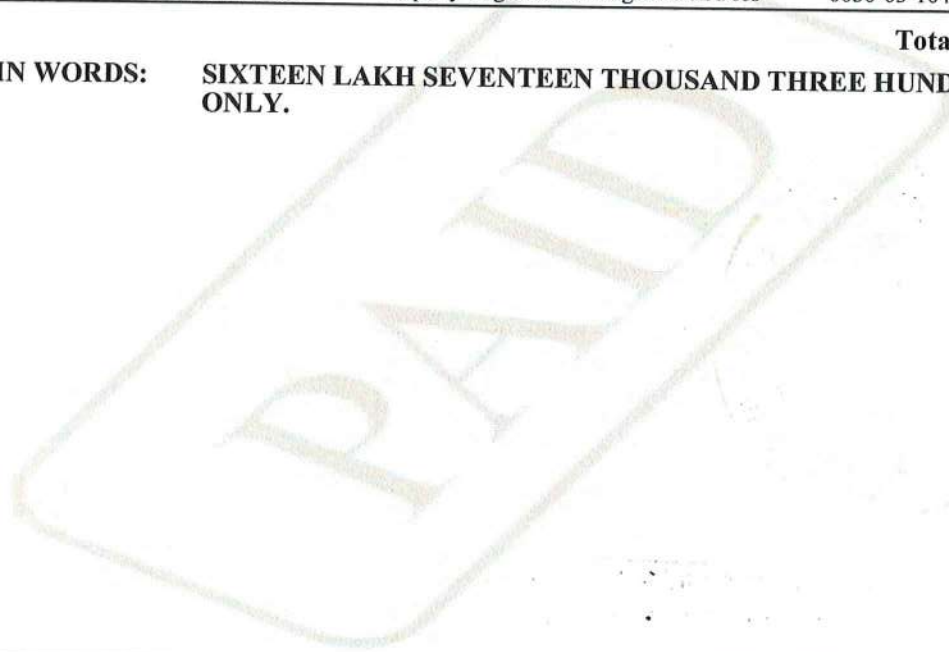
Depositor's Name: Ms NIKITA KHAITAN
Address: 10 OLD POST OFFICE STREET KOLKATA 700001
Mobile: 8420255262
Period From (dd/mm/yyyy): 30/12/2022
Period To (dd/mm/yyyy): 30/12/2022
Payment Ref ID: 2003534377/2/2022
Dept Ref ID/DRN: 2003534377/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003534377/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	1347779
2	2003534377/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	269566

Total 1617345

IN WORDS: SIXTEEN LAKH SEVENTEEN THOUSAND THREE HUNDRED FORTY FIVE ONLY.





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And

ROCHITA CONSTRUCTION PRIVATE LIMITED (PAN - AADCS6692Q), a Company registered under the provisions of the Companies Act, 1956, having its registered office at 43/3, Hazra Road, Police Station & Post Office – Ballygunge, Kolkata – 700019, being represented by its Director **MR. SURESH KUMAR AGARWAL (PAN - ACZPA5498H & AADHAAR NO. 5750 8908 9671)**, son of Mr. Ramji Lal Agarwal, working for gain at 43/3, Hazra Road, Police Station & Post Office – Ballygunge, Kolkata – 700019, hereinafter referred to as the “**Releasee**” (which expression shall mean and include its successors-in-office and/or successors-in-interest and assigns) of the **Other Part**.

Whereas:

- A. By an Indenture of Conveyance dated 22nd September, 2009, registered in the office of the Additional District Sub-Registrar, Sealdah, in Book No. I, CD Volume No. 11, Pages 1749 to 1766, Being No. 02392 for the year 2009 (“**SAID INDENTURE**”), one Shri Arun Kumar Paul, since deceased, therein referred to as the owner/vendor of the one part, sold transferred and/or conveyed to one Shree Om Promoters Private Limited (presently known as Rochita Construction Private Limited), therein referred to as the Purchaser of the other part, the said Arun Kumar Paul sold, transferred and/or conveyed his undivided 3/10th share, i.e., 6 Cottahs 2 Chittacks 6 Sq. Ft. of land, be the same a little more or less at Premises No. 38F, Bondel Road, Kolkata - 700019, as also his undivided 3/10th share, i.e., 1 Cottah 12 Chittacks 4 Sq. Ft. of land, be the same a little more or less, at Premises No. 52D, Bondel Road, Kolkata - 700019, aggregating to a total of 7 Cottahs 14 Chittacks 10 Sq. Ft. of land, be the same a little more or less, together with 100 Sq. Ft. brick built structure lying constructed thereon (the “**SAID SHARE**”), more fully described in the **Second Schedule** hereunder written for the consideration and on the terms and conditions mentioned therein. The said premises being 38F, Bondel Road and 52D, Bondel Road is collectively more fully given in **Part-I** and **Part-II** of the **First Schedule** hereunder written (collectively the “**SAID PREMISES**”).
- B. The consideration, as recorded in the Said Indenture, in lieu whereof the said Arun Kumar Paul had by and under the Said Indenture sold, transferred and conveyed the entirety of his right, title and interest and/or the Said Share in/to/over/in respect of the Said Premises in favour of the said Shree Om

Sukla Paul
Tulia Paul

Sunny Paul

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Suresh K. Agarwal
DIRECTOR



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Promoters Private Limited, comprised of the following:-

- i) a sum Rs. 1,00,000/- (Rupees One Lakh Only), which amount was duly paid to and received by the said Arun Kumar Paul to his complete satisfaction, on or before execution of the Said Indenture, as also recorded in the Said Indenture; and
 - ii) an area of 4000 Sq. Ft. sanctioned Super Built-up Area inclusive of Two Car Parking Spaces equally divided among all Floors in the proposed multi storied building to be constructed by the said Shree Om Promoters Private Limited and/or its nominee, as the case may be, on the Said Premises and other adjoining premises, together with proportionate impartible right, title and interest in the land together with common facilities, common amenities, etc. as detailed in the Said Indenture (collectively, the "**Envisaged Entitlements**").
- C. After purchasing the Said Share in the Said Premises as also the remaining share of the entirety of the Said Premises, the said Rochita Construction Private Limited (formerly Shree Om Promoters Private Limited) caused its name to be mutated in the records of the Kolkata Municipal Corporation and also caused an amalgamation done of the Said Premises along with adjacent plots of land wherein the entirety of the Said Premises, after amalgamation came to known and numbered as Premises No.52D, Bondel Road, Kolkata - 700019.
- D. After causing amalgamation and mutation of the Said Premises, the said Rochita Construction Private Limited granted in favour of Belani NPR Housing LLP, a limited liability partnership, having its office at 257/A, Deshpran Sashmal Road, Kolkata - 700033 ("**BNHL**") the sole and exclusive right, inter alia, to develop the Said Premises.
- E. The said Arun Kumar Paul died on the 12th day of January, 2016, leaving behind him surviving his wife Sukla Paul, his son Sunny Paul and his daughter Tulia Paul as his only legal heirs, heiresses and successors in respect of his said Envisaged Entitlements.
- F. After the death of the said Arun Kumar Pal, the Releasor herein, due to financial trouble approached the Releasee herein to buy back and/or to release their respective right, title and/or interest in the entirety of the Envisaged Entitlements at or for a total consideration of Rs.2,10,00,000/- (Rupees Two Crores Ten

Sukla Paul
Tulia Paul

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Rachit Kumar Aggarwal
DIRECTOR



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Lakhs Only), free from all encumbrances charges liens of any nature, whatsoever and shall have no charge and/or claim over the said Envisaged Entitlements and/or any part or portion of the Said Premises and/or the proposed construction on the Said Premises and/or any adjoining portion thereof on payment of the said consideration amount.

- G. The Releasor assured and/or represented to the Releasee that the Releasor have not created any charge and/or encumbrance over the said Envisaged Entitlements and the Envisaged Entitlements is free from all encumbrances and charges.
- H. The Releasee on being satisfied with the said representation entered into a Buy Back Agreement and/or Agreement for Sale dated 21st November, 2022, wherein the Releasee agreed to buy back and/or accept the release of the said Envisaged Entitlements and accordingly entered into a buy back Agreement and/or Agreement For Sale with the Releasor herein wherein the Releasee agreed to buy the entirety of the said Envisaged Entitlements at or for a total consideration of Rs.2,10,00,000/- (Rupees Two Crores Ten Lakhs Only) and on the terms and conditions as mentioned therein.
- I. The Releasee herein, having accepted such offer of the Releasor, has since duly made full and final payment to the Releasor of the entirety of the total cash consideration for release of the Envisaged Entitlements, and on the receipt whereof the Releasor herein shall no longer retain or remain entitled, in any manner whatsoever or howsoever, to/over/in respect of any part or portion of the Envisaged Entitlements and/or the proposed project, and are of their own volition executing this Deed of Release to, *inter alia*, confirm the same.

Now This Deed of Release Witnesseth as follows:-

1. The Releasor do hereby as also by and under the memo hereunder written admit, acknowledge and confirm the receipt, to the complete satisfaction of the Releasor of the entirety of the amount comprising the total cash consideration, paid on or before execution hereof by the Releasee to the Releasor herein, and of and from the payment of the same and every part thereof the Releasor do hereby and hereunder absolutely and forever acquit, release, discharge, absolve and exonerate the Releasee as well as each and every part and portion of each of the Envisaged Entitlements including the Releasor's specific entitlement of an area of 4000 Sq. Ft. sanctioned Super Built-up

Sukla Paul
Tulia Paul

Sunny Paul

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Sudhakar Agrawal
DIRECTOR



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Area be the same a little more or less, inclusive of Two Car Parking Spaces, that was to be handed over to the Releasor after the construction of the new building and/or the proposed building on the Said Premises.

2. The Releasor do hereby and hereunder further admit, acknowledge and confirm the following:-

- i) the quantum comprising the total cash consideration:
 - a) comprises the entirety of the consideration for release of each and every portion of the Envisaged Entitlements due and payable to the Releasor for release of the Envisaged Entitlements including all the flats, as stated in the Said Indenture and/or in place and stead of the Envisaged Entitlements and/or under/in pursuance of the Said Indenture, and no further or other amount is due or payable by the Releasee to the Releasor on any account whatsoever or howsoever by whatever name called, whether under/in pursuance of the Said Indenture or under/in pursuance of any other document/understanding arrived at/executed simultaneously with/post execution of the Said Indenture and nothing remains due or payable to and/or receivable by the Releasor, whether in cash or in kind or in any other form or manner by whatever name called, on any ground and/or towards any account whatsoever or howsoever; and
 - b) is in full and final satisfaction of all and every manner and nature of claim, demand action, etc. of the Releasor to/over/in/respect of the each and every part and portion of each of the Envisaged Entitlements, the Said Premises as it earlier stood, the proposed project/building on the Said Premises, as also against the Releasee; and
 - c) has been assessed and/or arrived at by the Releasor of their own volition and without reference to the Releasee, after taking into account and having full and complete notice and knowledge of the present and future market value and/or the saleable value of the Releasor's part of the Envisaged Entitlements and every part thereof; and

Sukla Paul
Tulia Paul

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DIRECTOR



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- ii) every manner and nature of direct and/or indirect right, title, interest, etc., if any, of the Releasor in/to/over/in respect of the entirety and/or any portion of the Envisaged Entitlements together with all benefits, appendages, advantages, privileges, liberties, etc. of any nature whatsoever or howsoever, attached and/or appurtenant thereto and/or arising therefrom by whatever name called, including but not limited to those arising, directly and/or indirectly, from/under/in terms of/in pursuance of the Said Indenture or otherwise, both at law and in equity and/or the Said Premises and/or the proposed project and/or every part and portion thereof stood and/or stands absolutely and forever released, relinquished, surrendered, renounced, renounced, disclaimed and vested, for all intents and purposes, to, unto and in favour of the Releasee to the exclusion of the Releasor; and
- iii) the Releasor has not retained any manner or nature of right, title, interest, claim, demand, action, etc. on any ground whatsoever or howsoever, whether direct or indirect, in/to/over/in respect of/pertaining to any part or portion of the Envisaged Entitlements and/or the Said Premises and/or the Said Share; and
- iv) each and every and all the rights, powers, authorities, etc. if any that may have been granted to and/or accrued in favour of the Releasor by, under and by virtue of the Said Indenture and/or any document executed in pursuance thereof, stood and further shall be deemed to stand revoked for all intents and purposes; and
- v) the Releasor herein are the only surviving legal heirs and heiresses of each of the said Arun Kumar Paul and no other person/party/entity has, directly indirectly and/or through or under any of the Releasor, any manner or nature of right, title, interest, claim, demand, action, etc. in/to/over/in respect of the respective estate of the said Arun Kumar Pal and/or any part or portion thereof; and
- vi) save and except the Releasor, no other person/party/entity has any, whether directly indirectly and/or whether through or under any of the Releasor, any manner or nature of right, title, interest, claim, demand, action, etc. in/to/over/in respect of the Releasor's Said Share and/or the Envisaged Entitlements, i.e., an area of 4000 Sq. Ft. sanctioned Super Built-up Area be the same a little more

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Sudh M. Agrawal
DIRECTOR



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or less, inclusive of Two Car Parking Spaces, that was to be allotted to the Releasor as per the Said Indenture and/or any part or portion thereof; and

- vii) the Releasor has and have the full and absolute right, power, authority and liberty to deal with the Releasor's portion of the Envisaged Entitlements and every part and portion thereof in the manner recorded in these presents, and there never was nor is there any embargo on the Releasor from dealing with the said portion of the Envisaged Entitlements in any manner whatsoever or howsoever including in the manner recorded in this Deed of Release; and
- viii) the entirety of the Envisaged Entitlements is free from/of every manner and nature of encumbrances whatsoever or howsoever, whether registered or not, and none of the Releasor has not dealt with or permitted any person/party/entity to in any manner whatsoever or howsoever deal with any part or portion of the Envisaged Entitlements, nor granted any manner or nature of rights or powers or authorities in favour of any person/party /entity in respect of/pertaining to the Envisaged Entitlements and/or any part or portion thereof; and
- ix) the Releasor has not in any manner whatsoever or howsoever, created any manner or nature of third party right or title or interest or encumbrance in/to/over/in respect of the Envisaged Entitlements and/or any part or portion thereof; and
- x) the Releasor has not signed or executed or delivered or entered into any manner or nature of negotiations, understandings, agreements, arrangements, contracts, documents, letters of intent, etc. by whatever name called, in respect of any part or portion of the Envisaged Entitlements, nor has the Releasor received or accepted any consideration, monetary or otherwise in lieu thereof from any person/party/entity save and except the Releasee; and
- xi) no person or party or entity whosoever have/had/has ever claimed any manner or nature of right and/or title and/or interest including but not limited to the right of pre-emption to/in/over/ in respect of the Envisaged Entitlements and/or any part or portion thereof; and

Sukla Paul
Tulia Paul

Sunny Paul

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DIRECTOR



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- xii) there are no outstanding actions, claims or demands of/from/with/by any person/party/entity including but not limited to any government and/or statutory bodies and authorities, in respect of the Envisaged Entitlements and/or any part or portion thereof; and
- xiii) the Releasor have never done, executed or performed any act, deed or thing whereby or by reason whereof, the rights, title, interest and/or powers of the Releasee in/to/over/in respect of the Said Premises and/or any part thereof could or may have been/be impaired, encumbered, impeached, challenged or disputed in any manner and/or which could expose the Releasee and/or the Said Premises and/or the Envisaged Entitlements to any risk, nor do there exist any facts or circumstances or matters, which shall or may or could be likely to expose the Releasee to any risk; and
- xiv) no person/party/entity has challenged the right or title or interest of any of the Releasor to the Envisaged Entitlements on any ground whatsoever, and there exist no circumstances or facts or matters, which are or may or could be likely to give rise to any such challenge; and
- xv) the Releasor has not dealt with nor permitted any person/party/entity to deal with, in any manner whatsoever or howsoever, any part or portion of the Envisaged Entitlements; and
- xvi) the Releasor is not subjected to any investigation, inquiry, process or request for information in respect of any aspect of the respective activities of the Releasor by any authority, governmental body, department, board or agency, etc., which may in any manner affect or impact the transaction recorded in these presents, and no such procedures are pending nor do any facts or circumstances or matters exist, which are or may or could be likely to give rise to any such procedure; and
- xvii) there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, suits, claims, legal proceedings, litigations, complaints, actions, governmental and/or other investigations, grievances, inquiries, orders, judgments or decrees of any nature made or existing or pending before any court, tribunal, statutory or governmental body, department, board or agency, nor are any of the aforesaid threatened or

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Tulia Paul

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anticipated, either in respect of any part or portion of the Envisaged Entitlements or against the Releasor, nor has the Releasor received any notice in respect of any of the aforesaid and/or any other notice which may prejudicially affect any of the transactions recorded herein and/or otherwise; and

- xviii) no communication, notice, intimation, etc. has been issued by any governmental and/or any other authority, which has or would or could have the effect of impacting the transaction recorded herein; and
- xix) the Releasor has not in any manner or nature of claim, demand, action, etc. against either the Releasee or the Said Premises on any ground whatsoever or howsoever; and
- xx) the Releasor does not hold nor is entitled to hold any manner or nature of possession of any part or portion of the Said Premises.

3. The Releasor do hereby and hereunder covenant, warrant, undertake and declare:-

- i) not to do, execute, perform or permit the doing, execution of performance of any acts, deeds or things in respect of the Envisaged Entitlements and/or the Said Premises and/or the proposed project and/or part or portion thereof including but not limited to in pursuance of the rights, powers and authorities if any granted to and/or accrued in favour of the Releasor by, under and by virtue of the Said Indenture and/or any document executed in pursuance thereof; and
- ii) not to make, raise, set up, initiate, etc. against the Releasee and/or any of its directors, partners, shareholders, stakeholders, officers, personnel, etc. of the Releasee, any manner/nature of claim, demand, action, etc., monetary and/or otherwise, on any ground whatsoever, whether the same pertains to the Envisaged Entitlements and/or to the past or to the present or to the future including but not limited to any issue or matter for the period prior to the purchase of the Said Premises by the Releasee and/or for the period during, which the Releasee has been the owner thereof and/or of the Said Premises; and

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Sudh W. Agrawal
DIRECTOR

Sukla Paul
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- iii) not to implement, enforce or execute or seek to implement, enforce or execute in any manner whatsoever or howsoever the Said Indenture and/or any other agreement and/or arrangement, if any, concerning the Envisaged Entitlements; and
 - iv) to, at the cost and expense of the Releasee and without further consideration, monetary or otherwise, do, execute and perform such acts, deeds and things as also sign, execute and deliver such deeds, documents, etc. as may be determined and/or requested from to time by the Releasee at the sole and absolute discretion as being necessary or desirable to give full effect to the understanding and agreement as recorded in this Deed of Release; and
 - v) at the cost, expense and liability of the Releasor, within a maximum period of 30 (thirty) days from the date hereof, to change the address of the Releasor as also that of the respective family members of the Releasor of the several documents including but not limited to in the passports, voter cards, aadhaar cards, mobile phone bills, wi-fi bills amongst others as also in the records of several government and/or statutory and/or other authorities including but not limited to the income tax authorities as also the several bank accounts, such that the same do not record the address of the Said Premises.
4. Each of the representations, assurances, warranties and covenants contained/recorded anywhere in this Deed of Release are true and correct, and shall survive and remain subsisting at all times, with the Releasor admitting and acknowledging that the Releasee, believing the same to be true and correct, placing complete reliance thereon and acting solely on the faith and basis thereof, has made payment of the total cash consideration to/in favour of the Releasor.
5. The Releasor hereby agrees to indemnify, defend and hold harmless the Releasee, against and in respect of any and all liabilities, losses, costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), pertaining to and/or by reason of inter alia: (i) the non-performance and non-observance by the Releasor of any of the terms stipulated herein; and/or (ii) acts of negligence or misconduct by the Releasor; and/or (iii) breach of the provisions of this Deed of Release by any the Releasor; and/or (iv) any representation and/or warranty of/by the Releasor found to be

Sukla Paul
Tulia Paul

Sunny Paul

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Sudhakar Agrawal,
DIRECTOR



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misleading or untrue, or any breach by the Releasor of any representations, warranties, etc. recorded in this Deed of Release; and/or (v) any third party demand or claim or action in respect of any part or portion of the Envisaged Entitlements and/or under the Said Indenture; and/or (vi) any encumbrance on and/or any issue or any claim or demand or legal proceeding in respect of/to any part or portion of the Envisaged Entitlements and/or in pursuance of the Said Indenture; and/or (vii) any *inter se* disputes between/amongst the Releasor on any ground whatsoever or howsoever it being clarified that the invocation of indemnity by the Releasee against any of the said Releasor shall not absolve the Releasor from their respective liability(ies) and obligation(s) to/towards the Releasee.

6. The Releasor have of their own free will and volition irrevocably surrendered, relinquished, released, disclaimed, etc. the Releasor's portion of the Said Share and/or the entirety of the Envisaged Entitlements in lieu of receipt of the total cash consideration, as also signed, executed and delivered this Deed of Release, without the Releasor having being coerced and/or influenced by any party/person/entity, and the same having since been duly implemented and/or given due effect to, shall be and shall remain irrevocably valid and binding on the Releasor, enforceable, *inter alia*, against the Releasor further covenant and undertake not to challenge and/or dispute the same on any ground whatsoever or howsoever.
7. This Deed of Release constitutes the entire understanding and agreement between the Parties including pertaining to the subject matter hereof and supersedes all prior agreements, understandings, agreements, etc. by whatever name called in respect thereof and/or in respect of the Envisaged Entitlements.
8. For the purpose of this Deed of Release, the valuation slip and/or the query of this Deed of Release has been generated as a sale document for the Envisaged Entitlement(s).

ROCHITA CONSTRUCTION PVT. LTD.

Sunny Paul
DIRECTOR

Sukla Paul

Sunny Paul

Tulia Paul



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The First Schedule Above Referred To

("Said Premises")

Part-I

All That the entirety of the piece and parcel of land admeasuring 20 (twenty) Cottahs 7 (seven) Chittacks 4 (four) Sq. Ft. more or less, together with all structures standing thereon, situate, lying at and being Premises No. 38F, Bondel Road, Kolkata - 700019, Police Station - Karaya, Post Office - Ballygunge, within the Ward No. 065 of the Kolkata Municipal Corporation.

Part-II

All That the entirety of the piece and parcel of land admeasuring 5 (five) Cottahs 13 (thirteen) Chittacks 30 (thirty) Sq. Ft. more or less, together with all structures standing thereon, situate, lying at and being Premises No. 52D, Bondel Road, Kolkata - 700019, Police Station - Karaya, Post Office - Ballygunge, within the Ward No. 065 of the Kolkata Municipal Corporation.

The Second Schedule Above Referred To

("Said Share")

ALL THAT the undivided 3/10th share, i.e., 6 (six) Cottahs 2 (two) Chittacks 6 (six) Sq. Ft. of land, be the same a little more or less at Premises No. 38F, Bondel Road, Kolkata - 700019 as also **ALL THAT** the undivided 3/10th share, i.e., 1 (one) Cottah 12 (twelve) Chittacks 4 (four) Sq. Ft. of land, be the same a little more or less, at Premises No.52D, Bondel Road, Kolkata - 700019, aggregating to a total of 7 (seven) Cottahs 14 (fourteen) Chittacks 10 (ten) Sq. Ft. of land, be the same, a little more or less together with 100 Sq. Ft. brick built structure lying constructed thereon **TOGETEHR WITH** the rights and properties appurtenant thereto **and after amalgamation came to be numbered as Premises No. 52D, Bondel Road, Police Station - Karaya, Post Office - Ballygunge, Kolkata - 700019, within the Ward No. 065 of the Kolkata Municipal Corporation, Assessee No.11-065-06-0124-5.** (Road zone Akhulosh Ch. to Banun Para)

Sukla Paul
Tulia Paul

Sunny Paul

ROCHITA CONSTRUCTION PVT. LTD.

Sudesh M. Agrawal
DIRECTOR



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
31 DEC 2022

In Witness Whereof each of the Releasor have respectively executed and delivered this Deed of Release on the date, month and year hereinabove mentioned.

Executed and Delivered by the **Releasor** at Kolkata in the presence of:

- 1] Arunab Paul
(ARNAB PAUL)
7A, EKDALIA PLACE
KOLKATA - 700019

Sukla Paul
(SUKLA PAUL)

Sunny Paul
(SUNNY PAUL)

- 2] Nareesh Chandra Das
(NARESH CHANDRA DAS)
43/3, Hazra Road
Kolkata - 700019.

Tulia Paul
(TULIA PAUL)

Executed and Delivered by the **Releasee** at Kolkata in the presence of:

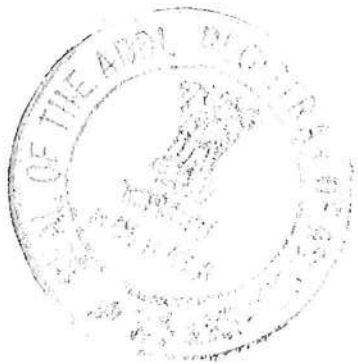
- 1] Arunab Paul
- 2] Nareesh Chandra Das

ROCHITA CONSTRUCTION PVT. LTD.
(Suresh K. Agarwal)
DIRECTOR
SURESH KUMAR AGARWAL

Drafted By:

Nikita Khaitan

Nikita Khaitan
Advocate, High Court, Calcutta
F/1151/1054/2017



~

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
31 DEC 2022

Memo of Consideration

Received by the within named Releasor from the within named Releasee the amount as noted herein below, being the entire consideration payable by the Releasee to the concerned Releasor in lieu of the Envisaged Entitlements, aggregating to a total sum of Rs.2,10,00,000/- (Rupees Two Crores Ten Lakhs Only):-

- | | |
|---|-------------------------|
| i) By Cheque No. 883847 dated 21.11.2022, drawn of State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor No. 1 for a Sum of | Rs. 17,50,000/- |
| ii) By Cheque No. 612574 dated 31.12.2022 drawn on State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor No. 1 for a Sum of | Rs.1,31,00,000/- |
| iii) By way of Tax Deductible at Source u/s 194-IA to the Account of the Releasor No. 1. | Rs. 1,50,000/- |
| iv) By Cheque No. 883846 dated 21.11.2022, drawn of State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor No. 2 for a Sum of | Rs. 3,75,000/- |
| v) By Cheque No. 612575 dated 31.12.2022 drawn on State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor No. 2 for a Sum of | Rs. 25,95,000/- |
| vi) By way of Tax Deductible at Source u/s 194-IA to the Account of the Releasor No. 2. | Rs. 30,000/- |
| vii) By Cheque No.883848 dated 21.11.2022, drawn of State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor No. 3 for a Sum of | Rs. 3,75,000/- |
| viii) By Cheque No. 612576 dated 31.12.2022 drawn on State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor No. 3 for a Sum of | Rs. 25,95,000/- |
| ix) By way of Tax Deductible at Source u/s 194-IA to the Account of the Releasor No. 3. | Rs. 30,000/- |
| Total :- | Rs.2,10,00,000/- |

(Rupees Two Crores Ten Lakhs Only)

WITNESS :

1] Arbab Paul

Signature of the Releasor No.1

Sukla Paul

(SUKLA PAUL)

2] Navukh Chandra Das

Signature of the Releasor No. 2

Sunny Paul

(SUNNY PAUL)

Signature of the Releasor No. 3

Tulia Paul

(TULIA PAUL)



Handwritten mark

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
31 DEC 2022

FORM FOR EXECUTION & FINGER PRINTS

NAME :

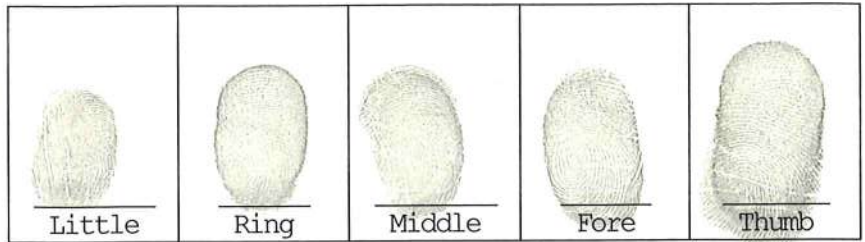
EXECUTION & SIGNATURE

Sakla Paul

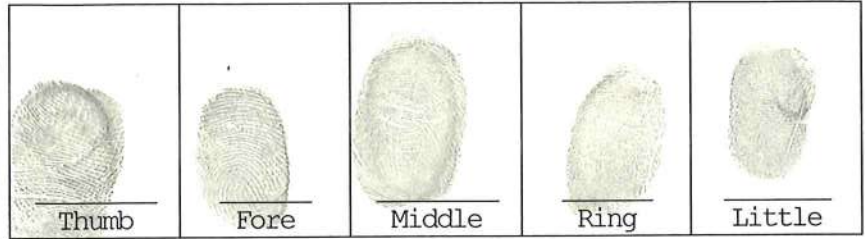


Description :-

Status :-



(LEFT HAND)



(RIGHT HAND)

NAME :

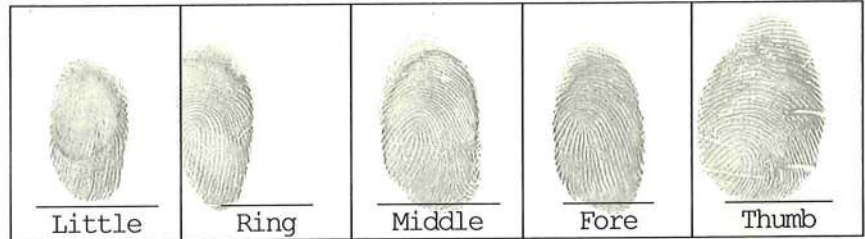
EXECUTION & SIGNATURE

Sunny Paul

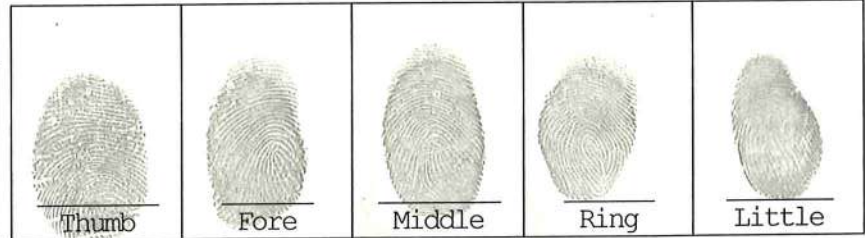


Description :-

Status :-



(LEFT HAND)



(RIGHT HAND)

NAME :

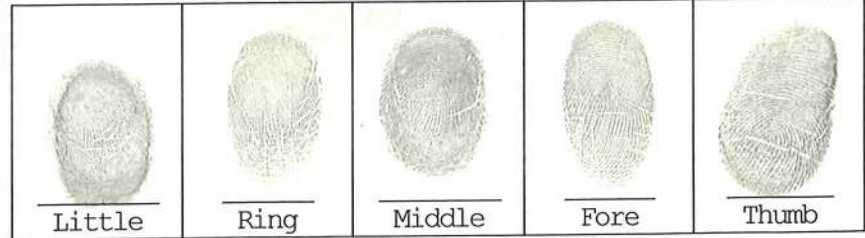
EXECUTION & SIGNATURE

Tulsa Paul

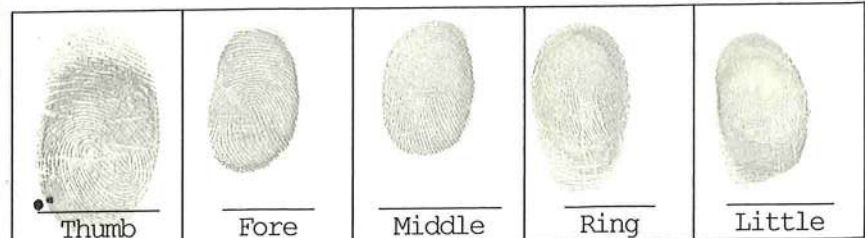


Description :-

Status :-



(LEFT HAND)



(RIGHT HAND)



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









ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
31 DEC 2022

FORM FOR EXECUTION & FINGER PRINTS











NAME :

EXECUTION & SIGNATURE <i>Arjun W. Agre</i>		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
31 DEC 2022

Major Information of the Deed



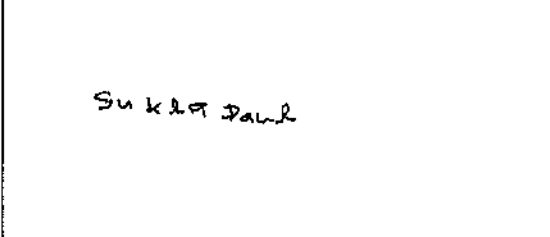


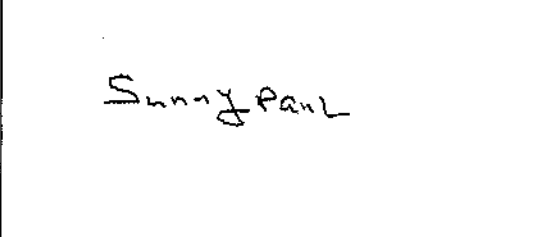


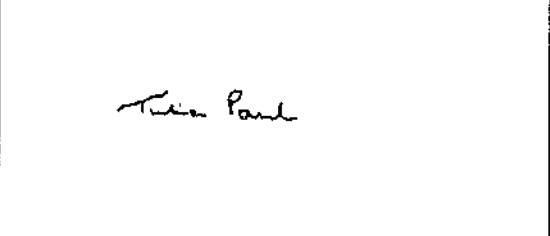
Deed No :	I-1904-00148/2023	Date of Registration	04/01/2023
Query No / Year	1904-2003534377/2022	Office where deed is registered	
Query Date	14/12/2022 6:49:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Nikita Khaitan 10 Old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420255262, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,10,00,000/-	Rs. 2,69,55,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,47,789/- (Article:23)	Rs. 2,69,650/- (Article:A(1), E)		
Remarks			

Apartment Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 52E, Ward No: 000, Road: Bondel Road, Pin Code : 700019

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (In Rs.)	Other Details
A1	, Zone Name: (Ashutosh Ch Avenue -- Bamun Para Lane),			Super Built-up Area: 4000	2,00,00,000/-	2,59,20,000/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Yet to be constructed
A2	, Zone Name: (Ashutosh Ch Avenue -- Bamun Para Lane),			Area of Open garage: 270	10,00,000/-	10,35,180/-	, Apartment Type: Open Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Yet to be constructed



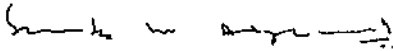
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Sukla Paul Daughter of Late Arun Kumar Paul Executed by: Self, Date of Execution: 31/12/2022 , Admitted by: Self, Date of Admission: 31/12/2022 ,Place : Office			
	31/12/2022	LTI 31/12/2022	31/12/2022	
Swinhoe Street, 13/3/2B, City:- Not Specified, P.O:- Gariahat, P.S:-Bullyingunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx3A, Aadhaar No: 32xxxxxxxx5207, Status :Individual, Executed by: Self, Date of Execution: 31/12/2022 , Admitted by: Self, Date of Admission: 31/12/2022 ,Place : Office				
2	Name Mr Sunny Paul Son of Late Arun Kumar Paul Executed by: Self, Date of Execution: 31/12/2022 , Admitted by: Self, Date of Admission: 31/12/2022 ,Place : Office			
	31/12/2022	LTI 31/12/2022	31/12/2022	
Swinhoe Street, 13/3/2b, City:- Not Specified, P.O:- Gariahat, P.S:-Bullyingunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AWxxxxxx6A, Aadhaar No: 82xxxxxxxx0313, Status :Individual, Executed by: Self, Date of Execution: 31/12/2022 , Admitted by: Self, Date of Admission: 31/12/2022 ,Place : Office				
3	Name Mrs Tulia Paul Daughter of Late Arun Kumar Paul Executed by: Self, Date of Execution: 31/12/2022 , Admitted by: Self, Date of Admission: 31/12/2022 ,Place : Office			
	31/12/2022	LTI 31/12/2022	31/12/2022	
Indira Biswas Road, 113/A, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx3F, Aadhaar No: 82xxxxxxxx0837, Status :Individual, Executed by: Self, Date of Execution: 31/12/2022 , Admitted by: Self, Date of Admission: 31/12/2022 ,Place : Office				



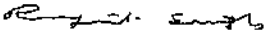
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Rochita Construction Private Limited Gariahat Road, P 40A, City:- Not Specified, P.O:- Gariahat, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: AAXxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Suresh Kumar Agarwal (Presentant) Son of Mr Ramji Lal Agarwal Date of Execution - 31/12/2022, , Admitted by: Self, Date of Admission: 31/12/2022, Place of Admission of Execution: Office			
		Dec 31 2022 12:36PM	LTI 31/12/2022	31/12/2022
Hazra Road, 43/3, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8H, Aadhaar No: 57xxxxxxxx9671 Status : Representative, Representative of : Rochita Construction Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjeet Singh Son of Mr Rajendra Prasad Singh Munshigunge Road, 9/2, City:- Not Specified, P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023			
	31/12/2022	31/12/2022	31/12/2022
Identifier Of Mr Suresh Kumar Agarwal, Mrs Sukla Paul, Mr Sunny Paul, Mrs Tulia Paul			

Transfer of property for A1		
SI.No	From	To. with area (Name-Area)
1	Mrs Sukla Paul	Rochita Construction Private Limited-1333.333333 Sq Ft
2	Mr Sunny Paul	Rochita Construction Private Limited-1333.333333 Sq Ft
3	Mrs Tulia Paul	Rochita Construction Private Limited-1333.333333 Sq Ft
Transfer of property for A2		
SI.No	From	To. with area (Name-Area)
1	Mrs Sukla Paul	Rochita Construction Private Limited-90.000000 Sq Ft
2	Mr Sunny Paul	Rochita Construction Private Limited-90.000000 Sq Ft
3	Mrs Tulia Paul	Rochita Construction Private Limited-90.000000 Sq Ft

On 31-12-2022

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

Presented for registration at 11:32 hrs on 31-12-2022, at the Office of the A.R.A. - IV KOLKATA by Mr Suresh Kumar Agarwal ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,69,55,180/-

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

Execution is admitted on 31/12/2022 by 1. Mrs Sukla Paul, Daughter of Late Arun Kumar Paul, Swinhoe Street, 13/3/2B, P.O: Gariahat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Mr Sunny Paul, Son of Late Arun Kumar Paul, Swinhoe Street, 13/3/2b, P.O: Gariahat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 3. Mrs Tulia Paul, Daughter of Late Arun Kumar Paul, Indira Biswas Road, 113/A, P.O: Belgachia, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife
Indetified by Mr Ranjeet Singh, , , Son of Mr Rajendra Prasad Singh, Munshigunge Road, 9/2, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Service

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

Execution is admitted on 31-12-2022 by Mr Suresh Kumar Agarwal, Director, Rochita Construction Private Limited (Private Limited Company), Gariahat Road, P 40A, City:- Not Specified, P.O:- Gariahat, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Ranjeet Singh, , , Son of Mr Rajendra Prasad Singh, Munshigunge Road, 9/2, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,69,650.00/- (A(1) = Rs 2,69,552.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,69,566/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/12/2022 12:42PM with Govt. Ref. No: 192022230236561468 on 30-12-2022, Amount Rs: 2,69,566/-, Bank: SBI EPay (SBlePay), Ref. No. 6654313647039 on 30-12-2022, Head of Account 0030-03-104-001-16

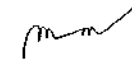
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,47,779/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 13,47,779/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18228, Amount: Rs.10.00/-, Date of Purchase: 29/08/2022, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/12/2022 12:42PM with Govt. Ref. No: 192022230236561468 on 30-12-2022, Amount Rs: 13,47,779/-, Bank: SBI EPay (SBlePay), Ref. No. 6654313647039 on 30-12-2022, Head of Account 0030-02-103-003-02

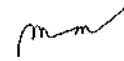


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 04-01-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 5693 to 5720
being No 190400148 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.01.04 13:27:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/01/04 01:27:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)