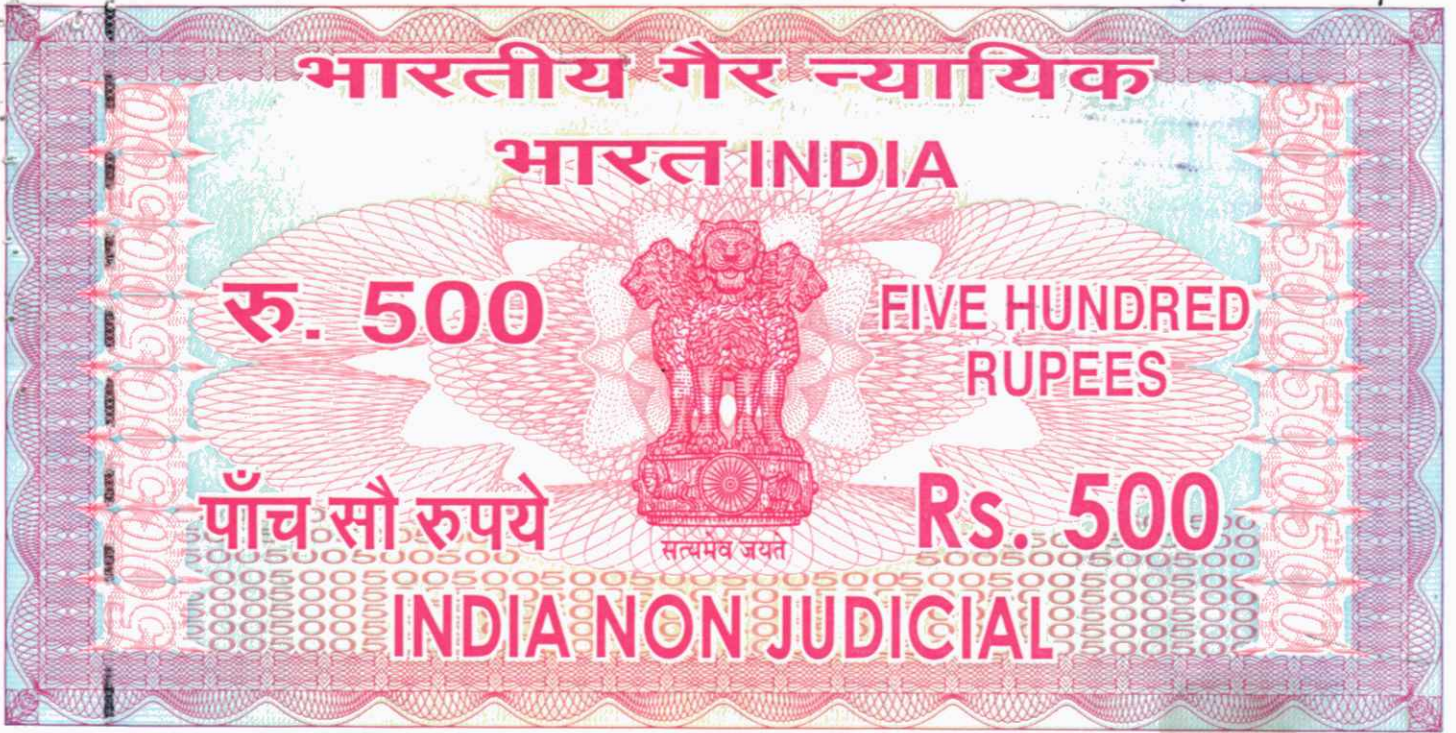


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

G 694524

District Sub-Register-III
Alipore, South 24-pargana.

THIS INDENTURE made on this 1st day of February, Two Thousand and Sixteen [2016] BETWEEN **MRS. SANDHYA PAUL [PAN - APKPP8268C]**, Wife of Late Samir Kumar Paul and Daughter of Late Jitendra Nath Paul, by faith - Hindu, by citizenship - Indian, by occupation - Housewife, residing at Parbangla, Nangi Station Road, Batanagar, Post Office - Batanagar, Police Station - Maheshtala, Kolkata - 700140, Maheshtala Municipality Ward No. 28, hereinafter referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded by or

14609 28 JAN 2016 500
No. No. 28 JAN 2016 500
Mrs. Sri Sent. Rochita Construction Pvt Ltd
Address 43/3 Hazra Rd
P. S. Hazra Rd
Vendor S. K. Dey 107-19

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata 27

Subd. M. Agrawal



VETI-292

X ROCHITA CONSTRUCTION PVT. LTD.
Subd. M. Agrawal
Director



VETI-293



LT1 of Sandhya Paul
By the pen of
Asa Deb Kumar Paul

District Sub-Registrar-III
Alipore, South 24 Parganas
01 FEB 2016

Munshi Zakir Hossain
810 Mumbi Mashugze Hossain
vill+ p.o - Uttar Kalank
P.S - Magrahat
Pin - 743609

repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives, successors, nominees and assigns) of the **'ONE PART' A N D ROCHITA CONSTRUCTION PRIVATE LIMITED [PAN - AADCS6692Q]**, a Company incorporated under the Companies Act, 1956, having its office at 43/3, Hazra Road, Police Station & Post Office - Ballygunge, Kolkata - 700019, K.M.C. Ward No. 69, represented by its Director **Mr. Suresh Kumar Agarwal (PAN - ACZPA5498H)**, son of Mr. Ramji Lal Agarwal, by faith - Hindu, by citizenship - Indian, by occupation - Director, residing at 22A, Buroshibtalla Main Road, Post Office - New Alipore, Police Station - Behala, Kolkata - 700038, K.M.C. Ward No. 118, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and assigns) of the **'OTHER PART'** :

WHEREAS at all material times one Madan Mohan Paul, was the sole and absolute owner and originally seized and possessed of or otherwise well and sufficiently entitled to the Land as well as in use and enjoyment of several properties including the piece and parcel of Land measuring more or less an area of 3 Bighas 10 Cottahs and 11.5 Chittacks comprised in Holding No. 380 (formerly Holding No. 187) being Municipal Premises No. 38, Bondel Road, Kolkata - 700019, situated and lying at Mouza - Ballygunge, Touzi No. 2833 (formerly Touzi No. 1298), Division-V, Sub-Division-H, Government Khas Mahal Dihi Panchanna (55) Gram, District - 24 Parganas, within the Municipal Limits of Calcutta Corporation under Ward No. 21 now Kolkata Municipal Corporation, hereinafter referred to as the **'said total land'**.



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AND WHEREAS said Madan Mohan Paul during his lifetime executed his Will and Testament dated 24th January 1928 in respect of his entire estate including the Premises No. 38, Bondel Road, Kolkata – 700019. By virtue of the said Will and Testament dated 24th January 1928, said Madan Mohan Paul appointed his two sons, namely, Shri Haripriya Paul and Shri Kiran Hari Paul as the First Executors of the said Will and Testament.

AND WHEREAS said Madan Mohan Paul died intestate on 30th July 1929, leaving behind him, his first wife's 4 (four) sons namely, Sri Haripriya Paul, Sri Durlav Hari Paul, Sri Kiran Hari Paul & Sri Lalit Hari Paul and second wife's 3 (three) sons namely, Sri Nani Gopal Paul, Sri Phani Gopal Paul & Sri Nitya Gopal Paul, as his legal heirs and successors, having undivided and undemarcated 1/7th (one-seventh) share each in the said total land.

AND WHEREAS said Sri Nitya Gopal Paul died intestate leaving behind him, his two sons namely, Sri Jitendra Nath Paul and Sri Nandalal Paul, as his legal heirs and successors, having each undivided and undemarcated ½ (one-half) share out of the said 1/7th (one-seventh) share in respect of the said total land.

AND WHEREAS after the death of Madan Mohan Paul and Nitya Gopal Paul, said (1) Sri Haripriya Paul, (2) Sri Durlav Hari Paul, (3) Sri Kiran Hari Paul, (4) Sri Lalit Hari Paul, (5) Sri Nani Gopal Paul and (6) Sri Phani Gopal Paul became the absolute joint owners of their respective shares having each undivided and undemarcated 1/7th (one-seventh) share out of the said total land and (7a) Sri Jitendra Nath Paul & (7b) Sri Nandalal Paul, became the absolute joint owners of their respective shares, that is, each of them undivided and undemarcated ½ (one-half) share out of the said 1/7th (one-seventh) share in respect of the said total land.




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AND WHEREAS after the death of Madan Mohan Paul, the said Executors named Shri Haripriya Paul and Shri Kiran Hari Paul in the said Will and Testament dated 24th January 1928, obtained Probate from the Court of the District Delegate, Alipore and thereafter distributed the entire estate of the said Madan Mohan Paul, deceased to the beneficiaries, namely, Sri Haripriya Paul, Sri Durlav Hari Paul, Sri Kiran Hari Paul, Sri Lalit Hari Paul, Sri Nani Gopal Paul, Sri Phani Gopal Paul, Sri Jitendra Nath Paul and Sri Nandalal Paul, as per their respective allotments in terms of the said Will and Testament dated 24th January 1928.

AND WHEREAS said Sri Kiran Hari Paul, one of the Executors of the said Will and Testament dated 24th January 1928 and as one of the sons of Late Madan Mohan Paul, died intestate on 16th day of July 1935, leaving behind him, his only son namely, Bhairab Chandra Paul as his legal heir and successor, having undivided and undemarcated 1/7th (one-seventh) share in respect of the said total land.

AND WHEREAS after the death of Kiran Hari Paul, by virtue of inheritance, said Bhairab Chandra Paul became the sole and absolute owner of the estate left behind by his father Kiran Hari Paul, deceased, having undivided and undemarcated 1/7th (one-seventh) share of the said total land.

AND WHEREAS after that, by a Deed of Partition by and between the Family Members and/or co-owners namely, (1) Sri Haripriya Paul of the First Part (2) Sri Durlav Hari Paul of the Second Part, (3) Sri Lalit Hari Paul of the Third Part, (4) Sri Nani Gopal Paul of the Fourth Part, (5) Sri Phani Gopal Paul of the Fifth Part, (6) Sri Bhairab Chandra Paul of the Sixth Part, (7) Sri Jitendra Nath Paul and (8) Sri Nanda Lal Paul jointly of the Seventh Part. By virtue of the partitioned, divided and demarcated among their respective 1/7th (one-seventh) share over all the properties by a Deed of Partition and the said Sri Jitendra Nath




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Paul and Sri Nandalal Paul were allocated some properties including the piece and parcel of Land measuring an area of 5 Cottahs 4 Chittacks and 36 Sq. Ft. more or less being a demarcated portion of Municipal Premises No. 38, Bondel Road, Kolkata - 700019, together with the right, title and interest in upon and over the common passage, common spaces, easements and appurtenances therein, having each of them undivided and undemarcated $\frac{1}{2}$ (one-half) share of the said land.

AND WHEREAS by way of the above-mentioned Deed of Partition, said Sri Jitendra Nath Paul and Sri Nandalal Paul became the absolute joint owners of their respective shares of the said Land, that is, **ALL THAT** piece and parcel of undivided and undemarcated $\frac{1}{2}$ (one-half) share of Land, admeasuring an area of 5 Cottahs 4 Chittacks and 36 Sq. Ft. more or less being a demarcated portion of Premises No. 38, Bondel Road, Kolkata - 700019 with 1000 Sq. Ft. brick built structure standing thereon, occupied by 9 (nine) tenants, together with the right, title and interest in upon and over the common passage, common spaces, easements and appurtenances and duly mutated and recorded their names in the Assessment Register of the Kolkata Municipal Corporation, which was subsequently recorded and renumbered as Premises No. 38C, Bondel Road, Police Station - Karaya, Kolkata - 700019, more fully and particularly described in the **First Schedule** hereunder written and hereinafter referred to as the **"said premises"**.

AND WHEREAS while seized and possessed of the said premises, said Jitendra Nath Paul died intestate leaving behind him his wife namely, (1) Smt. Kamala Bala Paul and 4 (four) sons namely, (2) Sri Dijendra Kumar Pal, (3) Sri Amal Kumar Pal, (4) Sri Kesto Kumar Pal and (5) Sri Sanjay Kumar Pal and 4 (four) daughters namely, (6) Ms. Sikha Pal, (7) Mrs. Sandhya Paul, (8) Mrs. Madhabi Paul and (9) Mrs. Rekha Paul, as his legal heirs and successors, who jointly inherited the said $\frac{1}{2}$ (one-half) undivided and undemarcated share and interest in the said premises and each being entitled to undivided, undemarcated and




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proportionate respective 1/9th (one-ninth) share of Land of Jitendra Nath Paul, since deceased.

AND WHEREAS thereafter, said Kamala Bala Paul, wife of Late Jitendra Nath Paul died intestate leaving behind her 4 (four) sons namely, (1) Sri Dijendra Kumar Pal, (2) Sri Amal Kumar Pal, (3) Sri Kesto Kumar Pal and (4) Sri Sanjay Kumar Pal and 4 (four) daughters namely, (5) Ms. Sikha Pal, (6) Mrs. Sandhya Paul, (7) Mrs. Madhabi Paul and (8) Mrs. Rekha Paul, as her legal heirs and successors, who jointly inherited the land and after that each being entitled to undivided, undemarcated and proportionate respective 1/8th (one-eighth) share of the said land.

AND WHEREAS after that, said Dijendra Kumar Pal died intestate leaving behind him only his issueless wife namely, Mrs. Manju Pal, as his legal heiress and successor, who inherited the said respective undivided and undemarcated 1/8th (one-eighth) share and interest in the land of Dijendra Kumar Pal, since deceased.

AND WHEREAS in the event aforesaid, said (1) Sri Amal Kumar Pal, (2) Sri Kesto Kumar Pal, (3) Sri Sanjay Kumar Pal, (4) Mrs. Manju Pal, (5) Ms. Sikha Pal, (6) Mrs. Sandhya Paul, (7) Mrs. Madhabi Paul and (8) Mrs. Rekha Paul, become the absolute joint owners and each of them undivided and undemarcated 1/8th (one-eighth) share of the said land, that is, **ALL THAT** piece and parcel of undivided and undemarcated ½ (one-half) part or share of Land admeasuring an area of 2 Cottahs 10 Chittacks and 18 Sq. Ft. more or less being part of and in respect of the total piece and parcel of Land admeasuring 5 Cottahs 4 Chittacks and 36 Sq. Ft. be the same a little more or less together with structures standing thereon or on part thereof being Municipal Premises No. 38C, Bondel Road, Police Station – Karaya, Kolkata – 700019, together with the right, title and interest on and upon the common passage, common spaces, easements and appurtenances therein.



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District Sub-Registrar-III
Alipore, South 24 Parganas

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AND WHEREAS at present said Mrs. Sandhya Paul, one of the co-owner and the Owner/Vendor herein, is thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** undivided and undemarcated 1/8th (one-eighth) part or share in respect of the piece and parcel of Land admeasuring an area of 2 Cottahs 10 Chittacks and 18 Sq. Ft. more or less being part of and in respect of the total piece and parcel of Land admeasuring an area of 5 Cottahs 4 Chittacks and 36 Sq. Ft. more or less at Municipal Premises No. 38C, Bondel Road, Kolkata – 700019 with brick built structure standing thereon, together with the right, title and interest in upon and over the common passage, common spaces, easements, appurtenances and free from all encumbrances, more fully and particularly described in the **Second Schedule** hereunder written and hereinafter for the sake of brevity referred to as the **“said property”**.

AND WHEREAS due to some unavoidable circumstances, the Owner/Vendor has shown her intention to absolutely sell and transfer the said property to the Purchaser and the Purchaser has approached the Owner/Vendor for purchasing the said property and accordingly the Owner/Vendor and the Purchaser had entered into a Memorandum of Understanding dated 14th December 2015 for a valuable total consideration money mentioned therein. The Owner/Vendor has now decided to absolutely sell and transfer the said property to the Purchaser and declare that all the earlier Memorandum of Understanding / Agreements, if any, become not enforceable and/or cease to have any effect upon execution and registration of this Deed of Conveyance in respect of the said property. The Purchaser has caused all necessary searches and after being satisfied with the marketable title and free from all encumbrances agreed to proceed for executing the Deed of Conveyance. The Owner/Vendor herein has no obligation to pay any arrear tax whatsoever as on this day.




District Sub-Registrar-III
Alipore, South 24 Parganas

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AND WHEREAS the Owner/Vendor hereby to sold the said property and the Purchaser hereby purchased the said property, that is, **ALL THAT** undivided and undemarcated 1/8th (one-eighth) part or share in respect of the piece and parcel of Land admeasuring an area of 2 Cottahs 10 Chittacks and 18 Sq. Ft. more or less being part of and in respect of the total piece and parcel of Land admeasuring an area of 5 Cottahs 4 Chittacks and 36 Sq. Ft. more or less at Municipal Premises No. 38C, Bondel Road, Kolkata – 700019 with brick built structure standing thereon, together with the right, title and interest in upon and over the common passage, common spaces, easements, appurtenances and free from all encumbrances, trusts, liens, lispensens, attachments and liabilities of whatsoever and howsoever nature, more fully and particularly described in the Second Schedule hereunder written, at and for a total consideration of Rs.8,00,000/- (Rupees Eight Lacs) only.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Memorandum of Understanding dated 14th December 2015 and in consideration of the sum of Rs.8,00,000/- (Rupees Eight Lacs) only, paid by the Purchaser to the Owner/Vendor on or before the execution of these presents, the receipts whereof the Owner/Vendor doth hereby admit and acknowledge, the Owner/Vendor hereby absolutely transfer the said property and every part thereof and doth hereby acquit, release and forever discharge the Purchaser its successor or successors-in-interest and/or permitted assigns and every one of them and also the said property, the Owner/Vendor as beneficial owner doth hereby by these presents absolutely grant, sell, convey, transfer, assure and assigns the absolute right, title and authority unto the Purchaser its successor or successors-in-interest and/or assigns the said property i.e. **ALL THAT** undivided and undemarcated 1/8th (one-eighth) part or share in respect of the piece and parcel of Land admeasuring an area of 2 Cottahs 10 Chittacks and 18 Sq. Ft. more or less being part of and in




District Sub-Registrar-III
Alipore, South 24 Parganas

01 FEB 2016

respect of the total piece and parcel of Land admeasuring an area of 5 Cottahs 4 Chittacks and 36 Sq. Ft. more or less at Municipal Premises No. 38C, Bondel Road, Kolkata - 700019 with brick built structure standing thereon, together with the right, title and interest in upon and over the common passage, common spaces, easements, appurtenances and free from all encumbrances, more fully and particularly described in the Second Schedule hereunder written **OR HOWSOEVER** otherwise the said property now or heretofore are or was situated butted bounded called known numbered described and distinguished **TOGETHER WITH** all benefits and advantages of ancient and all other rights, liberties, easements, privileges, appendages and appurtenances whatsoever in respect of the said property or any part thereof belonging to or anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions remainder and remainders rents, issues and profits thereof and every part thereof **AND** all the estate and easement right, title, inheritance, use, trust, property, claims, demands whatsoever both at law and equity of the Owner/Vendor into and upon the said property and every part thereof **AND** all deeds, parchas, pattas, writings and evidences of title which in any way related to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Owner/Vendor her heirs, executors, administrators, legal representatives and assigns or any person from whom her or they can may or procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with her right members and appurtenances unto and to the use of the Purchaser its successor or successors-in-interest and/or assigns forever freed and discharged from or otherwise by the Owner/Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner/Vendor



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Alipore, South 24 Parganas

01 FEB 2016

from to these presents **AND** the Owner/Vendor doth hereby for herself her heirs, executors, administrators, legal representatives, successors and assigns covenant with the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns **THAT** notwithstanding any act, deed or thing whatsoever by the Owner/Vendor or any of her predecessors and ancestors-in-title done or executed or knowingly suffered to the contrary the Owner/Vendor had at all times has absolute right, title and authority to grant, sell, convey, transfer, assure and assign or expressed or intended so to be unto and to the absolute use of the Purchaser its successor or successors-in-interest legal representatives and assigns in the manner as aforesaid **AND THAT** the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any objections, eviction, hindrances and interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor or from or under any of her predecessors or ancestors-in-title **AND FURTHER THAT** the Owner/Vendor and all her heirs executors, administrators, legal representatives, successors and assigns shall at all times hereafter have no claim, right, title and interest whatsoever in any manner upon the said property.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Said Premises)

ALL THAT the piece and parcel of Land admeasuring an area of 5 Cottahs 4 Chittacks and 36 Sq. Ft. more or less at Municipal Premises No.38C, Bondel Road, Police Station : Karaya, Kolkata – 700019 under Ward No. 65, Borough No. VII, within the limits of the Kolkata Municipal Corporation, with 1000 Sq. Ft. brick built structure standing



District Sub-Registrar-III
Alipore, South 24 Parganas

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thereon, occupied by 9 (nine) tenants, together with the right, title and interest in upon and over the common passage, common spaces, easements and appurtenances with all annexation, deduction and reservation and delineated in the map or plan annexed hereto and thereon shown in **RED** coloured border, butted and bounded in the manner following that is to say :

ON THE NORTH : By Part of Premises Nos. 38D & 38F, Bondel Road;

ON THE EAST : By Private Passage 4 Feet Width;

ON THE SOUTH : By Premises No. 54/1, Bondel Road, Kolkata; and

ON THE WEST : By Premises No. 38H, Bondel Road, Kolkata.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Said Property)

ALL THAT undivided and undemarcated 1/8th (one-eighth) part or share [**238.50 Square Feet**] in respect of the piece and parcel of Land admeasuring an area of 2 Cottahs 10 Chittacks and 18 Sq. Ft. more or less being part of and in respect of the total piece and parcel of Land admeasuring an area of 5 Cottahs 4 Chittacks and 36 Sq. Ft. more or less lying and situated at Municipal Premises No. 38C, Bondel Road, Police Station – Karaya, Kolkata – 700019 with 100 Sq. Ft. brick built structure standing thereon, occupied by the tenants, together with the right, title and interest in upon and over the common passage, common spaces, easements, appurtenances and free from all encumbrances, under Police Station : Karaya, Ward No. 65, Borough No. VII, within the limits of the Kolkata Municipal Corporation.

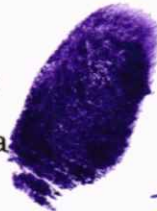


District Sub-Registrar-III
Alipore, South 24 Parganas

01 FEB 2018

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

SIGNED SEALED AND DELIVERED
by the **OWNER/VENDOR** at Kolkata
in the presence of :

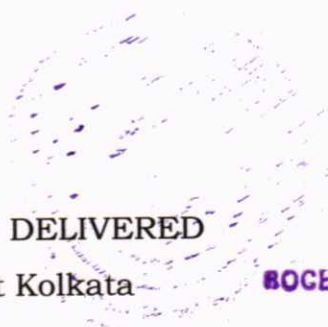


LT1 of Sandhya Paul
by the pen of
Arabir Kumar Paul.

① Sandip Pal
Parabangla, Batanagar
KOL-700140

Joydip Paul
Parabangla, Batanagar
col. 700140

SIGNED SEALED AND DELIVERED
by the **PURCHASER** at Kolkata
in the presence of :



BOCHITA CONSTRUCTION PVT. LTD

Subir W. Agrawal
Director

Arabin Banerji
7 old post office St
Kolkata-700001.

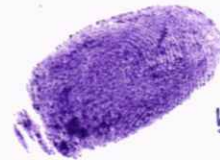


District Sub-Registrar-~~Al~~
Alipore, South 24 Parganas

01 FEB 2016

MEMO OF CONSIDERATION

Received with thanks from the within mentioned Purchaser, a total sum of Rs.8,00,000/- (Rupees Eight Lacs) only, by Bank Draft bearing No.500071 dated 29.01.2016 drawn on ICICI Bank, Sarat Bose Road Branch, Kolkata - 700026, as full and final payment of the total consideration money against sale of the Said Property.

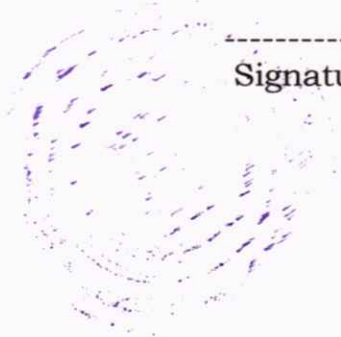


LT1 of Sandhya Paul
by the pen of
Sandeep Kumar Paul.

Signature of the Owner/Vendor

Witness :

Sandeep Paul
Joydip Paul



Drafted by me and prepared in my office

Suswati Sharma
Advocate WB/48/93

Identified by me.

Munshi Anil Kumar

Typed by me:

Nareek Chandra Paul



✓

District Sub-Registrar-III
Alipore, South 24 Parganas

01 FEB 2016

SITE PLAN OF 38C, BONDEL ROAD

MUNICIPALITY WARD NO.- 65, P.S.- KARAYA. KOLKATA - 700 019



SCALE-1:50

BOCHITA CONSTRUCTION PVT. LTD.

Sudhakar K. Agnewal

Director



LT1 of Sandhya land
by me pen of
Aradip Kumar Paul - SITE PLAN







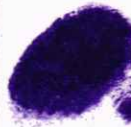






District Sub-Registrar-II
Alipore, South 24 Parganas

01 FEB 2016

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SANDHYA PAUL

Signature LTI of Sandhya Paul
by the pen of
S. Aradhya Kumar

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SURESH KUMAR AGARWAL

Signature Suresh K. Agarwal

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PHOTO	left hand					
	right					



District Sub-Registrar-III
Alipore, South 24 Parganas

01 FEB 2011



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16031000025849/2016	Query Date	21/01/2016 12:29:45 PM
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Raja Munshi		
Address	Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Others		
Other Details	Mobile No. : 9734577739		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 8,00,000/-	Total Market Value:	Rs. 17,19,377/-
Stampduty Payable	Rs. 1,03,183/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 18,955/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

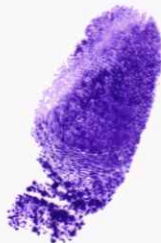


LT1 of Sandhya Paul
by me pen of
Aashish Kumar Paul.

Sudh K. Agrawal



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Bamun Para Lane -- Rail Line) , , Premises No. 38C, Ward No: 65	(Bamun Para Lane -- Rail Line)	238.5 Sq Ft	7,70,000/-	16,89,377/-	Proposed Use: Bastu, Width of Approach Road: 4 Ft.,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	100 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure	
Seller Details						
SI No.	Name & Address		Status	Execution And Admission Details		Other Details
1	Mrs Sandhya Paul Wife of Late Samir Kumar Paul Parbangla Nagi Station Road Batanagar, P.O:- Batanagar, P.S:- Maheshtala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700140		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. APKPP8268C,
Buyer Details						
SI No.	Name & Address (Organization)		Status	Execution And Admission Details		Other Details
1	Rochita Construction Private Limited 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Ballygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019		Organization	Executed by: Representative,		PAN No. AADCS6692Q,



Handwritten signature in blue ink, possibly reading 'Sandeep M. Agnew'.



Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Suresh Kumar Agarwal 22A, Buroshibtala Main Road, P.O:- New Alipore, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACZPA5498H		Rochita Construction Private Limited (as director)
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr Munshi Zakir Hossain Son of Mr Munshi Mashuque Hossain Vill, Block/Sector: U Kalash, P.O:- Magragat, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN - 743609		Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mrs Sandhya Paul, Mr Suresh Kumar Agarwal	

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 05/03/2016.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



Suresh Kumar Agarwal

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Suresh Kumar Agarwal 22A, Buroshibtala Main Road, P.O:- New Alipore, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs Sandhya Paul Wife of Late Samir Kumar Paul Parbangla Nagi Station Road Batanagar, P.O:- Batanagar, P.S:- Maheshtala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. APKPP8268C,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Pvt. Residence



Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Rochita Construction Private Limited 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACDS6692Q,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Suresh Kumar Agarwal 22A, Buroshibtala Main Road, P.O:- New Alipore, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACZPA5498H,; Status : Representative; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Munshi Zakir Hossain Son of Mr Munshi Mashuque Hossain Vill, Block/Sector: U Kalash, P.O:- Magragat, P.S:- Magrahat, District:- South 24-Parganas, West Bengal, India, PIN - 743609 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mrs Sandhya Paul, Mr Suresh Kumar Agarwal	

C. Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Bamun Para Lane -- Rail Line) , , Premises No. 38C, Ward No: 65	(Bamun Para Lane -- Rail Line)	238.5 Sq Ft	7,70,000/-	16,89,377/-	Proposed Use: Bastu, Width of Approach Road: 4 Ft.,



Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Raja Munshi
Address	Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Others



Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160300484 / 2016

Query No/Year 16031000025849/2016 Serial no/Year 1603000542 / 2016
Deed No/Year I - 160300484 / 2016
Transaction [0101] Sale, Sale Document
Name of Presentant Mr Suresh Kumar Agarwal Presented At Private Residence
Date of Execution 01-02-2016 Date of Presentation 01-02-2016

Remarks

On 21/01/2016

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 17,19,377/-

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160300484 / 2016

U.K. Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 01/02/2016

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

Presented for registration at 15:50 hrs on : 01/02/2016, at the Private residence by Mr Suresh Kumar Agarwal .

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

Execution is admitted on 01/02/2016 by

Mrs Sandhya Paul, Wife of Late Samir Kumar Paul, Parbangla Nagi Station Road Batanagar, P.O: Batanagar, Thana: Maheshtala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, By caste Hindu, By Profession House wife

Indetified by Mr Munshi Zakir Hossain, Son of Mr Munshi Mashuque Hossain, Vill, Sector: U Kalash, P.O: Magragat, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743609, By caste Muslim, By Profession Business

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

Execution is admitted on 01/02/2016 by

Mr Suresh Kumar Agarwal director, Rochita Construction Private Limited, 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Munshi Zakir Hossain, Son of Mr Munshi Mashuque Hossain, Vill, Sector: U Kalash, P.O: Magragat, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743609, By caste Muslim, By Profession Business

U.K. Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02/02/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,955/- (A(1) = Rs 18,909/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-; by Draft Rs 19,060/-

Description of Draft

1. Rs 19,060/- is paid, by the Draft(8554) No: 000442042074, Date: 29/01/2016, Bank: STATE BANK OF INDIA (SBI), BHOWANIPORE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,183/- and Stamp Duty paid by Draft Rs 1,02,785/-; by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 694524, Purchased on 28/01/2016, Vendor named S K Dey.

Description of Draft

1. Rs 1,02,785/- is paid, by the Draft(8554) No: 000442042075, Date: 29/01/2016, Bank: STATE BANK OF INDIA (SBI), BHOWANIPORE.

U.K. Basu

(Utpal Kumar Basu)

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

South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 16330 to 16357

being No 160300484 for the year 2016.



Digitally signed by UTPAL KUMAR BASU
Date: 2016.02.03 18:16:39 -08:00
Reason: Digital Signing of Deed.

UK Basu

(Utpal Kumar Basu) 03/02/2016 6:16:39 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

UTPAL KUMAR BASU
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
WEST BENGAL

(This document is digitally signed.)