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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

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17/04/17
 1.16
 1194160/17
 MW = 59632208/-

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas
 19 APR 2017

THIS INDENTURE made on this 13th day of April, Two Thousand and Seventeen (2017) **BETWEEN** [1] **SMT. KAKALI PAL** [PAN - AWHPP3002A], wife of Shri Ashis Kumar Pal, by faith - Hindu, by citizenship - Indian, by occupation - Housewife **and** [2] **SMT. SRABONI PAL** [PAN - BLGPP3855G], wife of Shri Banibrota Pal, by faith - Hindu, by citizenship - Indian, by occupation - Housewife and both residing at 52B, Bondel Road, Police Station - Karaya, Post Office - Ballygunge, K.M.C. Ward

29 MAR 2017

12987

Sum to: Saswati sharma Adv
of: Mpm ut
Rupees: w

Das

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-7



District Sub-Registrar-III
Alipore, South 24 Parganas

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Identified by me
Saswati Sharma
Adv.

Alipore Judges court (W/o - T. K. Sharma)
WB/48/1993

No.65, Kolkata - 700019, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND ROCHITA CONSTRUCTION PRIVATE LIMITED, [PAN - AADCS6692Q]**, a Company incorporated under the Companies Act, 1956, having **CIN - U70101WB1994PTC066642**, having its office at 43/3, Hazra Road, Police Station & Post Office - Ballygunge, K.M.C. Ward No.69, Kolkata - 700019, represented by its Director **Mr. Suresh Kumar Agarwal (PAN - ACZPA5498H)**, having **DIN - 00476360**, son of Mr. Ramjee Lal Agarwal, by faith - Hindu, by citizenship - Indian, by occupation - Service, residing at 22A, Buroshibtalla Main Road, Post Office - New Alipore, Police Station - Behala, K.M.C. Ward No. 118, Kolkata - 700038, 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 successor, successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS:

A. At all material times one Haripriya Pal, was the absolute owner as well as in use and enjoyment of several properties including All That the piece and parcel of Land measuring an area of 8 (eight) Cottahs 9 (nine) Chittacks and 20 (twenty) Square Feet more or less and demarcated structure standing thereon Together With passage containing an area of 2 (two) Cottahs 6 (six) Chittacks 25 (twenty five) Square Feet more or less aggregating to a total area of 11 (eleven) Cottahs more or less



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comprised in Holding No. 363 (Previous No.188), situate and lying at Mouza - Ballygunge, Touzi No.2833, Division-V, Sub-Division-H, Dihi Panchannagram, District - 24 Parganas, within the Municipal limits of the then Corporation of Calcutta presently being Municipal Premises No.54/1 (formerly known as 48), Bondel Road, Police Station - Karaya (formerly Ballygunge), Ward No. 65 within the limits of Kolkata Municipal Corporation, Kolkata - 700019 (hereinafter referred to as the **said premises**).

B. The said Haripriya Pal was married to Smt. Golap Moni Pal and had two sons namely Jugal Chandra Pal and Shyam Sundar Pal out of the said wedlock.

C. After the death of said Smt. Golap Moni Pal, Haripriya Pal got married to Smt. Nanibala Pal and out of the said wedlock they had two sons namely Bhairab Chandra Pal and Shaurab Chandra Pal.

D. The said Haripriya Pal who during his lifetime time was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 9th day of Falgun, 1346 B.S. leaving behind him surviving his widow the said Sm. Nanibala Pal and four sons Jugal Chandra Pal, Shyam Sundar Pal, Bhairab Chandra Pal and Shaurab Chandra Pal as his legal heirs and legal representatives who upon his death jointly inherited the said premises, each having undivided and 1/4th share therein with his widow having limited life interest therein.

E. With the commencement of the Hindu Succession Act, 1956, the said limited life interest of said Smt. Nanibala Pal in the said premises



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became absolute and each of the said Smt. Nanibala Pal, Jugal Chandra Pal, Shyam Sundar Pal, Bhairab Chandra Pal and Shaurab Chandra Pal became entitled to undivided one fifth part or share therein.

F. The said Jugal Chandra Pal who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his 3 (three) sons namely, Chittaranjan Pal, Manoranjan Pal and Vivek Ranjan Pal and his widow Smt. Binodini Pal, as his heirs, heiress and legal representatives, who upon his death became jointly entitled to All That the undivided 1/5th share and/or interest of said Jugal Chandra Pal in the said premises.

G. The said Chittaranjan Pal who during his life time was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his minor son namely Master Ajit Kumar Pal and his widow Smt. Latika Rani Pal as his heir and heiress and legal representatives who upon his death became jointly entitled to his undivided share and/or interest in the said premises.

H. After the death of said Haripriya Pal, Jugal Chandra Pal and Chittaranjan Pal, the said (1) Shyam Sundar Pal, (2) Bhairab Chandra Pal, (3) Shaurab Chandra Pal, (4) Smt. Nanibala Pal, (5) Smt. Binodini Pal, (6) Manoranjan Pal, (7) Vivek Ranjan Pal, (8) Smt. Latika Rani Pal and (9) Master Ajit Kumar Pal, became the joint owners of the said premises, each having undivided shares and interest therein.



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I. In order to avoid any future dispute and misunderstanding the said (1) Shyam Sundar Pal, (2) Bhairab Chandra Pal, (3) Shaurab Chandra Pal, (4) Smt. Nanibala Pal, (5) Smt. Binodini Pal, (6) Manoranjan Pal, (7) Vivek Ranjan Pal, (8) Smt. Latika Rani Pal and (9) Master Ajit Kumar Pal decided to cause partition of several plots of land owned by them along with the said premises amongst themselves.

J. By a registered Deed of Partition dated 7th October 1961 made between Shyam Sundar Pal, therein referred to as the Party of the First Part, Bhairab Chandra Pal, therein referred to as the Party of the Second Part, Shaurab Chandra Pal, therein referred to as the Party of the Third Part, Smt. Nanibala Pal, therein referred to as the Party of the Fourth Part, (i) Smt. Binodini Pal, (ii) Manoranjan Pal, (iii) Vivek Ranjan Pal, (iv) Smt. Latika Rani Pal and (v) Master Ajit Kumar Pal, therein jointly referred to as the Party of the Fifth Part, and registered with the Office of the Sub-Registrar, Alipore, Sadar and recorded in Book No. I, Volume No.150, Pages 69 to 123, Being No. 8185 for the year 1961, (hereinafter referred to as the said **Deed of Partition**) the parties thereto partitioned, divided and demarcated among themselves various plots of land along with the said premises.

K. By and under the said Deed of Partition, the said Shaurab Chandra Pal was absolutely allotted to the exclusion of the other parties thereto several plots of land together with All That the said premises, more fully described in the Schedule 'Gha' written therein.

L. Thus, the said Shaurab Chandra Pal became seized and possessed of and/or otherwise entitled to All That the said premises



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more fully and particularly described in the **Schedule** hereunder written free from all encumbrances, charges, liens, trusts, lispendens, attachments, liabilities, acquisitions, requisitions, trusts of whatsoever and howsoever nature.

M. Afterwards by a Deed of Family Arrangement and/or Settlement dated 26th August 1989 executed by the said Shaurab Chandra Pal and registered at the Office of the Registrar of Assurances, Kolkata and recorded in Book No. I, Volume No. 253, Pages 466 to 473, Being No.10097 for the year 1989, the said Shaurab Chandra Pal established a Trust in respect of the said premises, appointing himself as the Sole Trustee for his lifetime whereby and where under the said Settlor provided that after his death and/or demise the trust in respect to the said premises would come to an end and the 3 (three) sons of his elder brother namely, Bhairab Chandra Pal, i.e. his nephews namely, Ashis Kumar Pal, Banibrota Pal and Gautam Kumar Pal, would be the absolute beneficiaries and thereby would have the equal joint right, title and interest over the said premises.

N. The said Shaurab Chandra Pal who during his lifetime was a Hindu, governed by the Dayabhaga School of Hindu Law died intestate on 27th day of June, 2000.

O. Upon his death the said Trust established in respect of and over the said premises came to an end and the said Ashis Kumar Pal, Banibrota Pal and Gautam Kumar Pal, the beneficiaries under the said Deed of Settlement became the joint owners of the said premises each being entitled to undivided 1/3rd (one-third) part or share therein.



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P. Thus, being seized and possessed of All That the said premises absolutely the said [1] Ashis Kumar Pal, [2] Banibrota Pal and [3] Gautam Kumar Pal, mutated the same in their names in the assessment record of the Kolkata Municipal Corporation having Assessee No.110650600850.

Q. By a Deed of Gift dated!3.04.2017, made between the said Gautam Kumar Pal, therein referred to as the Donor of the One Part and his brothers the said Ashis Kumar Pal and Banibrota Pal, therein jointly referred to as the Donees of the Other Part, and registered at the Office of the District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No.....^x....., Pages^x to^x....., Being No.....1527 for the year 2017, the Donee therein out of his natural love and affection towards the Donees therein made a free and absolute gift unto and in favour of the Donees therein equally in respect of All That his undivided 1/3rd share in the said premises absolutely and forever, more fully and particularly described in the Second Schedule thereunder written.

Kakali Pal
Shrabone Pal

R. Thus the said Ashis Kumar Pal and Banibrota Pal became joint owners of the said premises each having undivided ½ (one-half) i.e. 50% (fifty percent) share in the said premises.

S. By another Deed of Gift dated...!3.04.2017, made between the said Ashis Kumar Pal, therein referred to as the Donor of the One Part and his wife Smt. Kakali Pal, therein referred to as the Donee of the Other Part, and registered at the Office of the District Sub-Registrar-III,



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Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No....., Pages to, Being No.....1534.... for the year 2017, the Donor therein out of his natural love and affection towards the Donee therein made a free and absolute gift unto and in favour his wife, Smt. Kakali Pal in respect of All That his undivided $\frac{1}{2}$ (one-half) i.e. 50% (fifty percent) share in the said premises more fully and particularly described in the Second Schedule thereunder written.

Kakali pal
Sraboni Pal

T. By another Deed of Gift dated.....13.04.2017, the said Banibrota Pal, therein referred to as the Donor of the One Part and his wife Smt. Sraboni Pal, therein referred to as the Donee of the Other Part, and registered at the Office of the District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No....., Pages to, Being No.....1533.... for the year 2017, the Donor therein out of his natural love and affection towards the Donee therein made a free and absolute gift unto and in favour of his wife Smt. Sraboni Pal in respect of All That his undivided $\frac{1}{2}$ (one-half) i.e. 50% (fifty percent) share in the said premises more fully and particularly described in the Second Schedule thereunder written.

Kakali pal
Sraboni Pal

U. Thus the said [1] SMT. KAKALI PAL and [2] SMT. SRABONI PAL, the Vendors herein, became the equal joint owners of the said premises each having undivided $\frac{1}{2}$ (one-half) i.e. 50% (fifty percent) share or interest therein more fully and particularly described in the **Schedule** hereunder written free from all encumbrances, charges, liens, trusts, lispensens, attachments, liabilities, acquisitions, requisitions, trusts of whatsoever and howsoever nature.



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V. The Vendors have now agreed to sell and the Purchaser has agreed to purchase All that the said premises more fully and particularly described in the **Schedule** hereunder written free from all encumbrances, charges, liens, trusts, lispens, attachments, liabilities, acquisitions, requisitions, trusts of whatsoever and howsoever nature at and for a consideration of **Rs.5,79,00,000/- (Rupees Five Crores Seventy Nine Lakhs)** only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.5,79,00,000/- (Rupees Five Crores Seventy Nine Lakhs)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said premises) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser free from all encumbrances, charges, liens, lispens, tenancies, inabilities, acquisitions, requisitions, attachments, trusts of whatsoever nature **ALL THAT** the piece and parcel of the Land measuring an area of 8 (eight) Cottahs 9 (nine) Chittacks and 20 (twenty) Square Feet equivalent to 6185 (six thousand one hundred and eighty five) Square Feet more or less together with R.T. structure admeasuring 1500 (one thousand and five hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 54/1, Bondel Road, Police Station



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- Karaya, Post Office - Ballygunge, Kolkata - 700019 Together With passage containing an area of 2 (two) Cottahs 6 (six) Chittacks 25 (twenty five) Square Feet more or less aggregating to a total area of 11 (eleven) Cottahs more or less, more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto marked as **Annexure A** and bordered in colour **GREEN** thereon (hereinafter referred to as the **said premises**) **OR HOWSOEVER OTHERWISE** the said premises or any part thereof now or are heretofore were or was situate tenanted bounded called known numbered and described distinguished **TOGETHER WITH** all areas, compounds, paths, passages, sewers, drains, water courses, light, liberties, privileges, easements, appendages and appurtenances whatsoever to the said premises belonging or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereof **AND** all the estate, right title interest claim and demand whatsoever of the Vendors into and upon the said premises or any part thereof **TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever in anyway relating to or concerning the said premises or any part thereof be in the possession or power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **AND TOGETHER WITH** all rights of way **TO HAVE AND TO HOLD THE** said premises hereby granted or expressed so to be unto and to the use of the Purchaser forever **AND** the Vendors do hereby for themselves and their respective heirs, executors, administrators, legal representatives, successors, nominees and assigns covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing done or executed or knowingly suffered to the contrary by the Vendors or by any of their predecessors-in-title, the Vendors are now



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lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted or expressed so to be and every party thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have good right full power and absolute authority to grant transfer convey the said premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or from or under any of their predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid **AND** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates, encumbrances, charges, whatsoever, made, created or suffered by the Vendors or their predecessors-in-title **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and property or any part thereof from under or in trust for the Vendors or from or under any of their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.



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THE SCHEDULE ABOVE REFERRED TO
(Said Premises)

ALL THAT the piece and parcel of Land measuring an area of 8 (eight) Cottahs 9 (nine) Chittacks and 20 (twenty) Square Feet more or less together with ^{Residential} R.T. structure admeasuring 1500 (one thousand and five hundred) Square Feet standing thereon or on part thereof Together With private passage containing an area of 2 (two) Cottahs 6 (six) Chittacks 25 (twenty five) Square Feet more or less aggregating to a **total area of 11 (eleven) Cottahs** more or less comprised in Holding No.363 (Previous No.188), situate and lying at Mouza - Ballygunge, Touzi No. 2833, Division-V, Sub-Division-H, Dihi Panchannagram, District - 24 Parganas, within the Municipal limits of the then Corporation of Calcutta presently being Municipal Premises No.54/1 (formerly known as 48), Bondel Road, Police Station - Karaya (formerly Ballygunge), Post Office - Ballygunge, Ward No.65 within the limits of Kolkata Municipal Corporation, Kolkata - 700019 ^(Ashutosh Ch. Avenue - Basanti Pata Lane) and delineated in the map or plan annexed hereto marked as **Annexure A** and bordered in colour **GREEN** thereon and butted and bounded as follows:-

- ON THE NORTH : By the Land at Premises No. 38C, Bondel Road, Kolkata-700019;
- ON THE EAST : By the Land at Premises No. 38A, Bondel Road, Kolkata - 700019 and K.M.C. Passage;
- ON THE SOUTH : Partly by the Land at Premises Nos. 52B, 52C, 52D and 52E, Bondel Road, Kolkata - 700019; and
- ON THE WEST : By the Land at Premises No. 35, Bondel Road, Kolkata - 700019.

Kakali pal
Sraboni Pal

Kakali pal
Sraboni Pal



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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 **VENDORS** at Kolkata
in the presence of:

Kakali Pal

(KAKALI PAL)

Sraboni Pal

(SRABONI PAL)

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata
in the presence of:

1) *M. Agarwal*
u3/3 Hazra Road
Kolkata-70019.

ROCHITA CONSTRUCTION PVT. LTD.

Sudh W. Agrawal

DIRECTOR

Drafted by me & Identified by me.

Saswanti Sharma

Advocate

Typed by me.

Adipore Indres Choudhary

WB 148 / 1993

Narash Chandra Das.



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MEMO OF CONSIDERATION

Received from the within named **Purchaser** the within mentioned sum of Rs.5,79,00,000/- (Rupees Five Crores Seventy Nine Lacs) only, as full and final payment of the total consideration money against sale of the said premises. The details of payment are as follows:-

Owner's Name	Dated	Cheque/ Draft No.	Drawn On	Amount
Kakali Pal	11.04.17	546758	ICICI Bank, R.N. Mukherjee Road Branch, Kolkata.	1,00,00,000.00
Kakali Pal	11.04.17	546759	-DO-	1,00,00,000.00
Kakali Pal	11.04.17	546760	-DO-	89,50,000.00
Sraboni Pal	11.04.17	546761	-DO-	1,00,00,000.00
Sraboni Pal	11.04.17	546762	-DO-	1,00,00,000.00
Sraboni Pal	11.04.17	546763	-DO-	89,50,000.00
TOTAL :-				5,79,00,000.00

(Rupees Five Crores Seventy Nine Lacs) only.

Kakali Pal

Signature of the Vendor No.1

Sraboni Pal

Signature of the Vendor No.2

Witness :

1) Debasata Banerjee
A/7, C. B. Colony
Kolkata - 700 092

2) *M. Agarwal*
43/3 Hazra Road
Kolkata - 700019.



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ANNEXURE - 'A'

SITE PLAN AT PRE. NO. 54/1, BONDEL ROAD

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

AREA OF THE LAND = 11K - 0Ch - 0Sft. = 735.786 Sq.Mt. (More or Less)

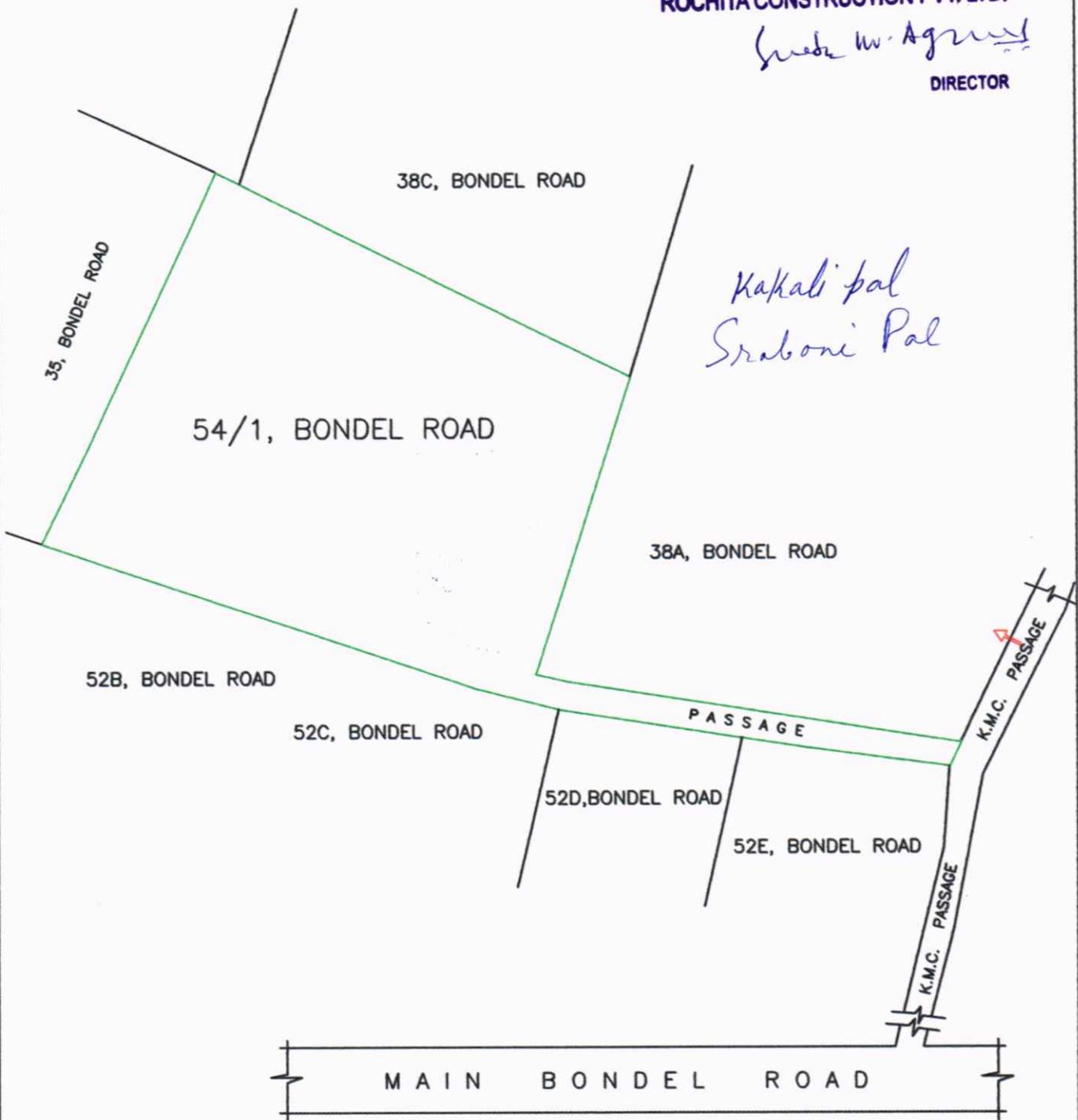


SCALE-1:50

ROCHITA CONSTRUCTION PVT. LTD.

Sudha W. Agrawal

DIRECTOR



*Kakali Pal
Sraboni Pal*

SITE PLAN



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SPECIMEN FOR TEN FINGER PRINT

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: KAKALI PAL

Signature: Kakali pal

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: SRABONI PAL

Signature: Sraboni Pal

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: SURESH KUMAR AGARWAL

Signature: Suresh Kumar Agarwal



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Major Information of the Deed

Deed No :	I-1603-01586/2017	Date of Registration	19/04/2017
Query No / Year	1603-1000094160/2017	Office where deed is registered	
Query Date	22/03/2017 12:25:55 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Saswati Sharma Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331039069, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,79,00,000/-	Rs. 5,96,32,206/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 41,74,374/- (Article:23)	Rs. 5,96,368/- (Article:A(1), 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:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Ashutosh Ch Avenue -- Bamun Para Lane) , , Premises No. 54/1, Ward No: 65

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		11 Katha	5,74,50,000/-	5,91,82,206/-	Property is on Road
Grand Total :					18.15Dec	574,50,000 /-	591,82,206 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	4,50,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1500 sq ft	4,50,000 /-	4,50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt Kakali Pal Wife of Shri Ashis Kumar Pal Executed by: Self, Date of Execution: 17/04/2017 , Admitted by: Self, Date of Admission: 17/04/2017 ,Place : Office			
52B, Bondel Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AWHPP3002AStatus :Individual				

2	Name	Photo	Fingerprint	Signature
	Smt Sraboni Pal Wife of Shri Banibrota Pal Executed by: Self, Date of Execution: 17/04/2017 , Admitted by: Self, Date of Admission: 17/04/2017 ,Place : Office			<i>Sraboni Pal</i>
	17/04/2017	LTI 17/04/2017	17/04/2017	
52B, Bondel Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:BLGPP3855GStatus :Individual				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Rochita Construction Private Limited 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AADCS6692QStatus :Organization

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 - 17/04/2017, , Admitted by: Self, Date of Admission: 17/04/2017, Place of Admission of Execution: Office			<i>Suresh Kumar Agarwal</i>
	Apr 17 2017 1:24PM	LTI 17/04/2017	17/04/2017	
22A, Buroshibtalla Main Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACZPA5498H Status : Representative, Representative of : Rochita Construction Private Limited (as Director)				

Identifier Details :

Name & address	
Mrs Saswati Sharma Wife of Mr. T K Sharma Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Kakali Pal, Smt Sraboni Pal, Mr Suresh Kumar Agarwal	17/04/2017
<i>Saswati Sharma</i>	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Kakali Pal	Rochita Construction Private Limited-9.075 Dec
2	Smt Sraboni Pal	Rochita Construction Private Limited-9.075 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt Kakali Pal	Rochita Construction Private Limited-750 Sq Ft
2	Smt Sraboni Pal	Rochita Construction Private Limited-750 Sq Ft

Endorsement For Deed Number : I - 160301586 / 2017

On 22-03-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,96,32,206/-

UK Basu

**Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

On 17-04-2017

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

Presented for registration at 13:16 hrs on 17-04-2017, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Suresh Kumar Agarwal ,.

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

Execution is admitted on 17/04/2017 by 1. Smt Kakali Pal, Wife of Shri Ashis Kumar Pal, 52B, Bondel Road, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Smt Sraboni Pal, Wife of Shri Banibrota Pal, 52B, Bondel Road, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife Indetified by Mrs Saswati Sharma, , Wife of Mr T K Sharma, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-04-2017 by Mr Suresh Kumar Agarwal, Director, Rochita Construction Private Limited, 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mrs Saswati Sharma, , Wife of Mr T K Sharma, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 18-04-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,96,368/- (A(1) = Rs 5,96,322/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 5,96,368/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/04/2017 12:00AM with Govt. Ref. No: 192017180000396192 on 03-04-2017, Amount Rs: 5,96,368/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. ICIC030420170 on 05-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,74,274/- and Stamp Duty paid by by online = Rs 41,74,274/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/04/2017 12:00AM with Govt. Ref. No: 192017180000396192 on 03-04-2017, Amount Rs: 41,74,274/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. ICIC030420170 on 05-04-2017, Head of Account 0030-02-103-003-02



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

On 19-04-2017

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,74,274/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 913579, Amount: Rs.100/-, Date of Purchase: 29/03/2017, Vendor name: Samiran Das



Asish Goswami
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 1603-2017, Page from 41575 to 41605
being No 160301586 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.04.21 10:59:22 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 21/04/2017 10:59:21
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)