

18455/2022

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

70AB 095393

M/11/11

2/3168663/m
pr= 2628000/-



Certified that the Document is admitted of Registration. The stamp and the endorsement on the back of the document are the part this document.

M-30
Additional Registrar of Assurances-IV, Kolkata

[Signature]
Additional Registrar of Assurances-IV, Kolkata

14 NOV 2022

This Deed of Release made this the 14th day of November 2022 ("Deed of Release")

By:

Anjuresee Pat.

ROCHITA CONSTRUCTION PVT. LTD

[Signature]
DIRECTOR

013921

No. Sold
Address
Rs.
Date
C. P. KARANIA
10, OLD POST OFFICE STREET
KOLKATA-700 001

04 MAY 2022

04 MAY 2022

SIPRAJEE

Licence No.: 18A
Code: 1070

1, N. S. Road, Kolkata-700 001

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 NOV 2022

SMT. ANJUSREE PAL (Income Tax PAN: BSWPP6378R; Aadhaar No.6504 9135 3087; Mobile No. 9875375475), wife of Late Prabhash Pal and daughter of Late Sailendra Nath Paul, residing at 11/2, Bama Charan Roy Road, Post Office & Police Station – Behala, Kolkata – 700034, hereinafter referred to as the “**Releasor**” (which expression shall mean and include her successors, successors-in-interest, heirs, legal representatives, executors, nominees and assigns) of the **One Part**:

And

ROCHITA CONSTRUCTION PRIVATE LIMITED (Income Tax 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 (Income Tax PAN – ACZPA5498H; Aadhaar No. 5750 8908 9671; Mobile No.9331039259)**, 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 10th July, 2013, registered with the Additional Registrar of Assurances-I, Kolkata, in Book No. I, CD Volume No. 14, Pages 4358 to 4381, Being No. 07374 for the year 2013 (“**Said Indenture**”), Sailendra Nath Paul, son of Late Durlav Hari Paul, therein described as the Owner/Vendor, with the consent and concurrence of : (i) his wife, namely Angurbala Paul, (ii) his 2 (two) sons, namely Santi Pal and Samar Kumar Pal and (iii) his daughter, namely Anjusree Pal, being the Releasor herein, therein collectively described as the Confirming Parties, in lieu of valuable consideration recorded therein, sold, transferred and conveyed, free from all encumbrances, in favour of Rochita Construction Private Limited, the Releasee herein, therein described as the Purchaser, absolutely and forever, all that his undivided 1/9th (one-ninth) share and/or interest in All That the piece and parcel of land admeasuring 8 (eight) Cottahs 4 (four) Chittacks and 15 (fifteen) Sq. Ft. more or less together with the structures standing thereon or on part thereof together with the common passage, easements and appurtenances, etc. therein and/or attached thereto, then known and numbered as Premises No.52E, Bondel Road, Kolkata – 700019 (“**Said Premises**”), with

Anjusree Pal

ROCHITA CONSTRUCTION PVT. LTD

Suresh K. Agarwal
DIRECTOR



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KOLKATA, WEST BENGAL, KOLKATA
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such undivided 1/9th (one-ninth) share and/or interest comprising the entirety of the right, title and interest of the said Sailendra Nath Paul in/to/over/in respect of the Said Premises.

B. The consideration, as recorded in the Said Indenture, in lieu whereof the said Sailendra Nath Paul had by and under the Said Indenture sold, transferred and conveyed the entirety of his right, title and interest into/over/in respect of the Said Premises in favour of the said Rochita Construction 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 Sailendra Nath Paul to his complete satisfaction, on or before execution of the Said Indenture, as also recorded in the Said Indenture; and
- ii) 3 (three) numbers of Residential Flats (of the specifications detailed in the Said Indenture), comprising of 2 (two) Flats, each having a Super Built-up Area of 550 Sq. Ft. (collectively, "**Two Flats**") and 1 (one) Flat having a Super Built-up Area of 400 Sq. Ft. more or less ("**3rd Flat**"), all on the 1st (first) Floor of the front side of the building intended to form a part of the Project then envisaged to be developed and constructed by the Present Owner on *inter alia* the Said Premises and certain other pieces and parcels of land adjoining and/or abutting the Said Premises then already purchased and/or intended to be purchased by the Present Owner, 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**"), on the understanding that:-
 - a) the 2 (Two) Flats shall be handed over by the Present Owner to the said 2 (two) sons of the said Sailendra Nath Paul, namely the said Santi Pal and Samar Kumar Pal and the 3rd Flat shall be handed over by the Present Owner to the said daughter of the said Sailendra Nath Paul, namely the said Anjusree Pal, being the Releasor herein, and
 - b) until the date of handover of the Envisaged Entitlements in the aforesaid manner, a fixed monthly sum would be payable by the Present Owner to the said Sailendra Nath Paul, towards rent for alternate accommodation and/or relocation charges (collectively, "**Monthly Charges**"),

thus by and under the Said Indenture, the said Sailendra Nath Paul nominated his said 3 (three) children to receive

Anjusree Pal.

ROCHITA CONSTRUCTION PVT. LTD

[Signature]
DIRECTOR



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the entirety of the Envisaged Entitlements in the manner and to the extent recorded in the Said Indenture and hereinabove, as the beneficial owners thereof to the exclusion of himself as also his wife, the said Angurbala Paul, and to have the deeds of conveyance in respect of the concerned Envisaged Entitlements executed and registered in their respective favour, as applicable.

- C. Subsequently, the said Releasee herein after purchasing the entirety of the Said Premises together with certain other pieces and parcels of land adjoining and/or abutting the Said Premises, applied to the Kolkata Municipal Corporation for amalgamation of each of the aforesaid properties, and such application was approved by the Kolkata Municipal Corporation on 24th March, 2018 whereby the amalgamated premises was allotted Premises No. 52D, Bondel Road, Kolkata - 700019 admeasuring 70 (seventy) Cottahs 10 (ten) Chittacks and 36 (thirty six) Sq. Ft. more or less and assigned Assessee No. 11-065-060-124-5, more particularly described in the **Schedule** hereunder written ("**Subject Property**").
- D. Thereafter, the Present Owner 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 to *inter alia* develop the Subject Property.
- E. The said Sailendra Nath Paul alias Sailendra Nath Pal and his wife, the said Angurbala Paul alias Anguri Bala Pal respectively died intestate on 26th January, 2014 and 12th July, 2017, leaving them surviving their two sons namely Santi Pal and Samar Kumar Pal and their daughter namely Anjusree Pal, the Releasor herein, as their only legal heirs and/or heiress and/or representatives, without in any manner having revoked and/or rescinded and/or withdrawn, in any manner and/or on any ground whatsoever or howsoever, any part or portion of the Envisaged Entitlements, and thus the Releasor herein continued to be entitled to 1 (one) of the flats having a Super Built-up Area of 400 Sq. Ft. be the same a little more or less, from out of the three flats forming part of the Envisaged Entitlements and the Monthly Charges in the manner and to the extent stipulated in the Said Indenture as also detailed hereinabove as part consideration in lieu of sale and transfer by their father of his right, title and interest in the Said Premises, since amalgamated with and forming a part of the Subject Property.
- F. Subsequently, due to and/or on account of various financial constraints and/or exigencies on the part of and/or being

Anjusree Pal.

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[Signature]
DIRECTOR



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suffered by the Releasor along with her two brothers, the Releasor approached the Releasee herein with a request to convert the only part consideration payable in terms of and/or under the Said Indenture in the nature and/or form of and/or comprising the Releasor's portion of the Envisaged Entitlements together with the Monthly Charges, into upfront monetary cash consideration aggregating to a sum of Rs.25,00,000/- (Rupees Twenty Five Lakh Only) ("**Total Cash Consideration**"), on the clear and unequivocal understanding and agreement coupled with the undertaking and commitment of and by the Releasor that simultaneously with the receipt by the Releasor of the entirety of the Total Cash Consideration, the Releasor shall not retain or claim or be entitled, in any manner whatsoever or howsoever, to/over/in respect of any part or portion of the Envisaged Entitlements including the Releasor's part of the Flat having a Super Built-up Area of 400 Sq. Ft. be the same a little more or less, and/or the Monthly Charges and/or the Subject Property and/or the Project intended to be developed thereon by BNHL ("**Proposed Project**").

- G. The Releasee herein having accepted such offer of the Releasor, has since duly made payment to the Releasor of the entirety of the Total Cash Consideration and/or consideration for release of the Releasor's portion of the said Envisaged Entitlement, and on the receipt whereof the Releasor no longer retained or remain entitled, in any manner whatever or howsoever, to/over/in respect of any part or portion of the Envisaged Entitlements and/or the Monthly Charges and/or the Subject Property 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 as also the Monthly Charges 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 a Super Built-up Area of 400 Sq. Ft. be the same a little more or less, that was to be handed over to the Releasor after the construction of the new building on the Subject Property and the Proposed Project was complete.

Anjusree Pat.

ROCHITA CONSTRUCTION PVT. LTD

Sudhakar Agrawal
DIRECTOR



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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 Entitlement due and payable to the Releasor for release of the Envisaged Entitlement including all the flats, as stated in the Said Indenture and/or in place and stead of the Envisaged Entitlements together with the Monthly Charges 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 Monthly Charges, each and every part and portion of each of the Envisaged Entitlements, the Said Premises as it earlier stood, the Subject Property and the Proposed Project, as also against the Releasee; and
 - c) has been assessed and/or arrived at by the Releasor of her 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
- 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, appendenages, 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

Anjuresee Pal

ROCHITA CONSTRUCTION PVT. LTD

Jeeb W. Agreel
DIRECTOR



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11, MARKET SQUARE, KOLKATA
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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 Subject Property 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/or the said Santi Pal and Samar Kumar Pal; 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 Monthly Charges and/or the Envisaged Entitlements and/or the Subject Property and/or the Proposed Project; 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 together with Santi Pal and Samar Kumar Pal are the only surviving legal heirs and heiress of each of the said Sailendra Nath Paul alias Sailendra Nath Pal and the said Anguribala Paul alias Anguri Bala Pal, 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 Sailendra Nath Paul alias Sailendra Nath Pal and/or the said Anguribala Paul alias Anguri Bala Pal and/or any part or portion thereof; and
- vi) save and except the Releasor and her two brothers Santi Pal and Samar Kumar Pal, 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 portion of the Envisaged Entitlements, i.e., a Super Built-up Area of 400 Sq. Ft. that was to be allotted to the Releasor as per the Said Indenture and/or the Monthly Charges and/or any part or portion thereof; and

ROCHITA CONSTRUCTION PVT. LTD

Anjusee Pal.

Jeeb W. Agreel
DIRECTOR



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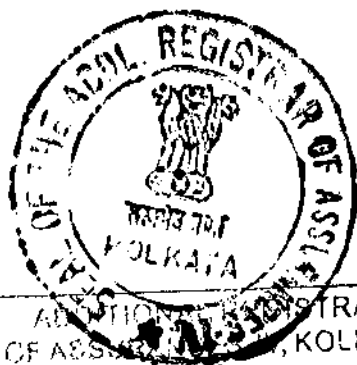
ADDITIONAL REGISTRAR
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- vii) the Releasor has and have the full and absolute right, power, authority and liberty to deal with the Releasor's portion of the Envisaged Entitlement and every part and portion thereof in the manner recorded in these presents, and there never was nor is there any embargo on the Releasor from dealing with the said portion of the Envisaged Entitlement 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 Monthly Charges and/or 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
- 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

ROCHITA CONSTRUCTION PVT. LTD

Anjuresee Pat.

Sudhakar Agrawal,
DIRECTOR



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- 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 and/or BNHL in/to/over/in respect of the Subject Property 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 BNHL 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 and/or BNHL 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 and/or to the Monthly Charges 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 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

Anjuresee pal.

ROCHITA CONSTRUCTION PVT. LTD

Subhendu W. Agrawal

DIRECTOR



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14 NOV 2022

- 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 BNHL (whether individually or jointly or collectively) 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 Subject Property.
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 Monthly Charges and/or the Subject Property 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 BNHL and/or any of the respective directors, partners, shareholders, stakeholders, officers, personnel, etc. of the Releasee and BNPL, any manner/nature of claim, demand, action, etc., monetary and/or otherwise, on any ground whatsoever, whether the same pertains to the Monthly Charges and/or 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 Subject Property; and
- 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/or the Monthly Charges; and
- iv) to, at the cost and expense of the Releasee and/or BNHL, as the case may be, and without further consideration,

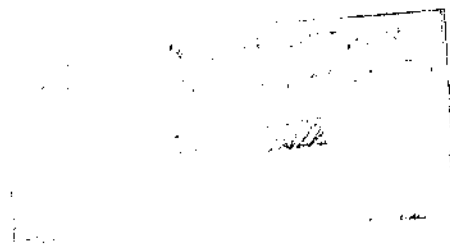
Anjuresee Pal.

ROCHITA CONSTRUCTION PVT. LTD

Suresh K. Agrawal
DIRECTOR



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- 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 or of the Subject Property.
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 and BNHL, 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 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 Monthly Charges and/or 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 and Santi Pal and Samar Kumar Pal on any ground whatsoever or howsoever it being clarified that the invocation of indemnity by either the Releasee or BNHL against any of the said Releasor and/or Santi Pal and Samar Kumar Pal shall not absolve the Releasor from her liability(ies) and obligation(s) to/towards the Releasee and/or BNHL.

Anjuresh Pal.

ROCHITA CONSTRUCTION PVT. LTD

Suresh K. Agrawal
DIRECTOR



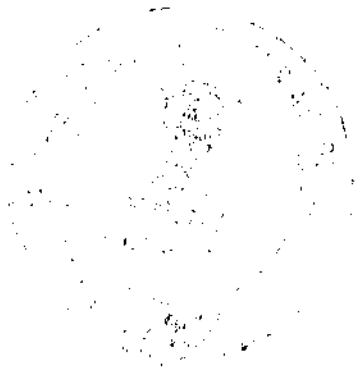
REGISTRAR OF COMPANIES
KOLKATA
1972

6. The Releasor has, with the due consent and concurrence of Santi Pal and Samar Kumar Pal and further of her own free will and volition irrevocably surrendered, relinquished, released, disclaimed, etc. the Releasor's portion of the Envisaged Entitlements together with the Monthly Charges 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.

Anjuresee Pal.

ROCHITA CONSTRUCTION PVT. LTD

(Sudha W. Agrawal)
DIRECTOR



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ALBERTA, CANADA
LIBRARY OF THE
UNIVERSITY OF CALGARY
1972

The Schedule Above Referred To

("Subject Property")

All That the piece and parcel of land admeasuring 3 (three) Bighas 10 (ten) Cottahs 10 (ten) Chittacks 36 (thirty six) 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, Assessee No. 11-065-06-0124-5, and butted and bounded as follows:- *(Ashutosh Chandra Ave - Banner Para Lane)*

On The North: By Premises No. 8, Rifle Range Road, Kolkata;

On The South: By K.M.C. Road known as Bondel Road;

On The East: Partly by common passage, partly by Premises No.56, Bondel Road, Kolkata, partly by Premises No. 7/3, Rifle Range Road, Kolkata and partly by Premises No. 8, Rifle Range Road, Kolkata; and

On The West: Partly by Premises No. 52B, Bondel Road, Kolkata, partly by Premises No. 46/2E, Bondel Road, Kolkata, partly by Premises No. 47/B, Bondel Road, Kolkata, partly by Premises No. 38H, Bondel Road, Kolkata, and partly by Premises No. 38/D, Bondel Road, Kolkata.

Or howsoever the same may be butted, bounded known and numbered.

Anjuresee Pad.

ROCHITA CONSTRUCTION PVT. LTD

Sudh In. Agnew
DIRECTOR



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ADDITIONAL REGISTRAR
OF ALABAMA SOCIETY FOR DATA
1943

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] Subrata Pal.
Subrata Pal
- 2] 11/2. Bamacharan
Roy Road Kol-700034.
Debabrata Pal.
Debabrata Pal.
- 3] 11/2 Bamacharan Roy Road
1201-34
Ritam Pal.
Ritam Pal
11/2 Bamacharan Roy Road kol-34

Anjusree Pal.
(Anjusree Pal.)

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

- 1] Subrata Pal.
3
- 2] Debabrata Pal.
- 3] Ritam Pal.

ROCHITA CONSTRUCTION PVT. LTD

Suresh M. Agarwal
DIRECTOR

(SURESH KUNAR AGARWAL)

Drafted By:

Nikita Khaitan

Nikita Khaitan

Advocate, High Court, Calcutta

F/1151/1054/2017



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 FEB 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.25,00,000/- (Rupees Twenty Five Lakhs only):-

- | | |
|--|--------------------------------|
| i) By Cheque No.464463 dated 5 th May, 2022, drawn on State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor for a Sum of | Rs. 1,00,000/- |
| ii) By Cheque No. 278842 dated 24 th August 2022 drawn on State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor for a Sum of | Rs. 35,000/- |
| iii) By Cheque No. 278891 dated 19 th September 2022 drawn on State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor for a Sum of | Rs. 2,00,000/- |
| iv) By Cheque No. 883835 dated 14/11/ 2022 drawn on State Bank of India, Bhowanipore Branch, Kolkata, in favour of the Releasor for a Sum of | Rs.21,40,000/- |
| v) By way of Tax Deductible at Source to the account of the Releasor. | Rs. 25,000/- |
| Total ::- | Rs.25,00,000/-
===== |

(Rupees Twenty Five Lakh Only)

Witness :

1. Subrota Pal.

Signature of the Releasor

2. Debabrata Pal.

Anjusree Pal.

(ANJUSREE PAL)

3. Ritan Pal.














Handwritten mark












ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 NOV 2022

FORM FOR EXECUTION & FINGER PRINTS






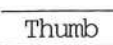




NAME :

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

NAME :

EXECUTION & SIGNATURE <i>Sudha M. Agreewal</i>		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

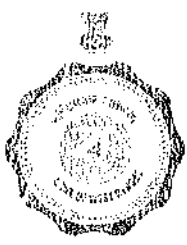
NAME :

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



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 NOV 2022



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



192022230166380112

GRN Details

GRN: 192022230166380112 Payment Mode: Counter Payment
GRN Date: 09/11/2022 15:57:41 Bank/Gateway: State Bank of India
BRN: 90037167 BRN Date: 10/11/2022 00:00:00
GRIPS Payment ID: 091120222016638010 Payment Init. Date: 09/11/2022 15:57:41
Payment Status: Successful Payment Ref. No: 2003168663/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr NIKITA KHAITAN
Address: 10 OLD POST OFFICE STREET THANA HARE STREET DIST
KOLKATA WEST BENGAL
Mobile: 8420255262
Period From (dd/mm/yyyy): 09/11/2022
Period To (dd/mm/yyyy): 09/11/2022
Payment Ref ID: 2003168663/1/2022
Dept Ref ID/DRN: 2003168663/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003168663/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	105140
2	2003168663/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	26294
			Total	131434

IN WORDS: ONE LAKH THIRTY ONE THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed



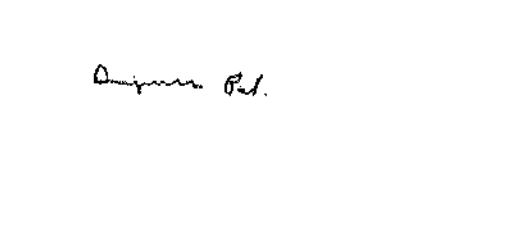
Deed No :	I-1904-18369/2022	Date of Registration	14/11/2022
Query No / Year	1904-2003168663/2022	Office where deed is registered	
Query Date	07/11/2022 7:40:04 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Nikita Khaitan 10 Old Post Office Street, Thana : Hare Street, 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. 25,00,000/-	Rs. 26,28,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,05,150/- (Article:23)	Rs. 26,378/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

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: 400	25,00,000 /-	26,28,000/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 0 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Yet to be constructed


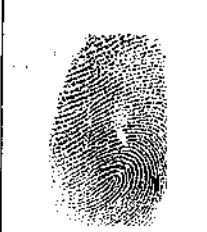
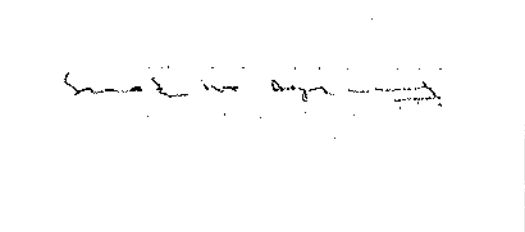
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Anjusree Pal Daughter of Late Sailendra Nath Pal Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office	 14/11/2022	 RII 14/11/2022	 14/11/2022
Bama Charan Rai Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BSxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office				

Buyer Details :



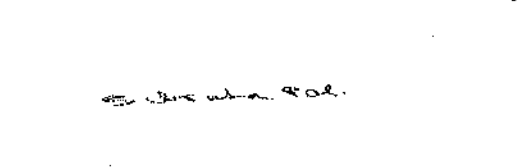
SI No	Name,Address,Photo,Finger print and Signature			
1	Rochifa Construction Private Limited Gariahat Road, P 40A, City:- Not Specified, P.O:- Gariahat, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, 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 - 14/11/2022, , Admitted.by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office	 Nov 14 2022 12:02PM	 LTI 14/11/2022	 14/11/2022
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: 57xxxxxxx9671 Status : Representative, Representative of : Rochita Construction Private Limited (as Director)				

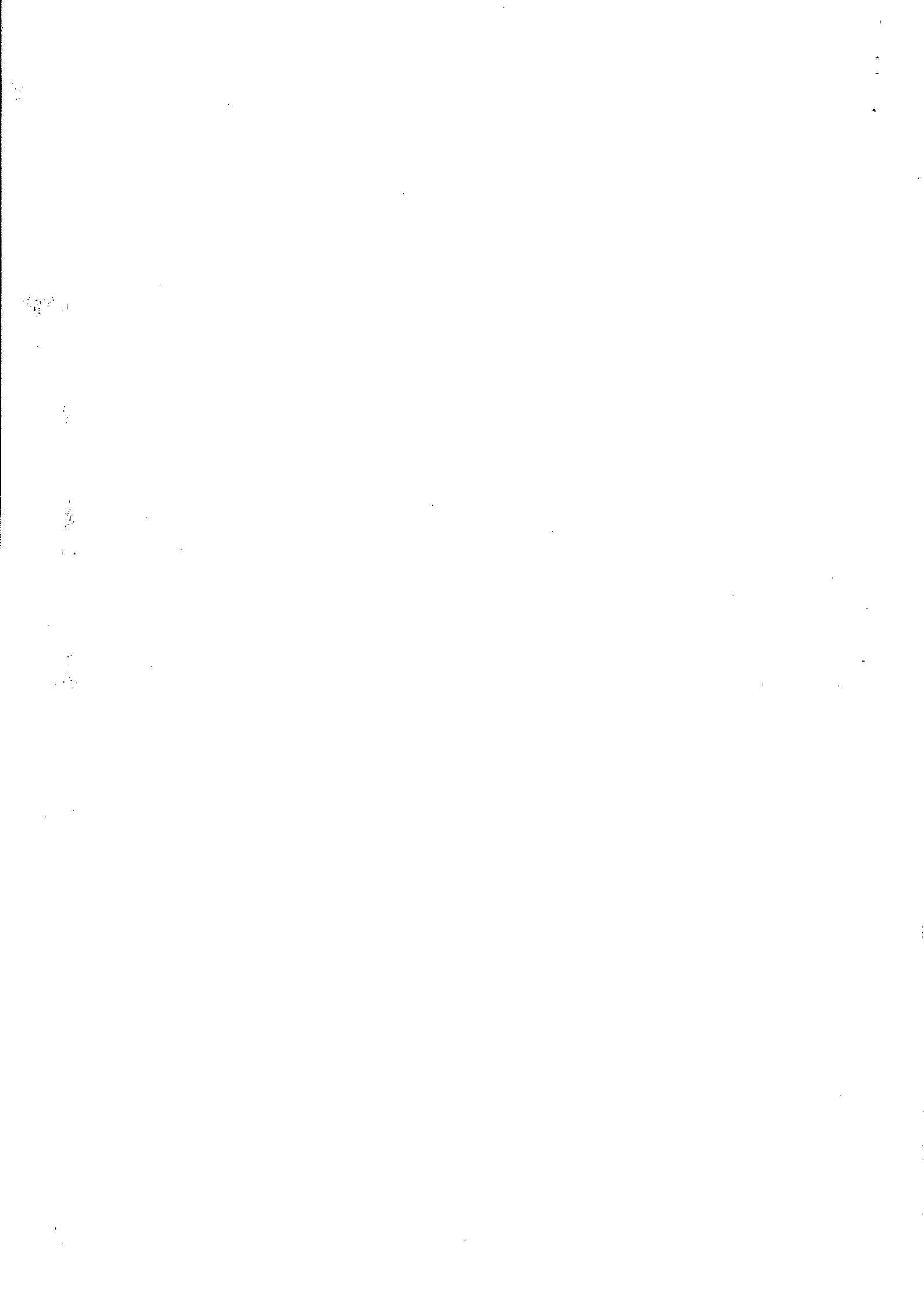


Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Pal Son of Mr Prabhas Pal Bama Charan Roy Road, 11/2, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			
	14/11/2022	14/11/2022	14/11/2022

Identifier Of Mrs Anjusree Pal, Mr Suresh Kumar Agarwal

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1.	Mrs Anjusree Pal	Rochita Construction Private Limited-400.000000 Sq Ft



On 14-11-2022

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.

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

Presented for registration at 11:30 hrs on 14-11-2022, 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 26,28,000/-

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

Execution is admitted on 14/11/2022 by Mrs Anjusree Pal, Daughter of Late Sailendra Nath Pal, Bama Charan Rai Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Mr Subrata Pal, , Son of Mr Prabhas Pal, Bama Charan Roy Road, 11/2, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

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

Execution is admitted on 14-11-2022 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

Identified by Mr Subrata Pal, , Son of Mr Prabhas Pal, Bama Charan Roy Road, 11/2, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,378.00/- (A(1) = Rs 26,280.00/- ,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 26,294/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2022 12:00AM with Govt. Ref. No: 192022230166380112 on 09-11-2022, Amount Rs: 26,294/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90037167 on 10-11-2022, Head of Account 0030-03-104-001-16

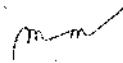
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,05,140/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,05,140/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 013921, Amount: Rs.10.00/-, Date of Purchase: 04/05/2022, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2022 12:00AM with Govt. Ref. No: 192022230166380112 on 09-11-2022, Amount Rs: 1,05,140/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90037167 on 10-11-2022, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2022, Page from 1084941 to 1084966
being No 190418369 for the year 2022.**



Mohul
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.11.16 13:27:03 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 2022/11/16 01:27:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**

(This document is digitally signed.)