

P 4317

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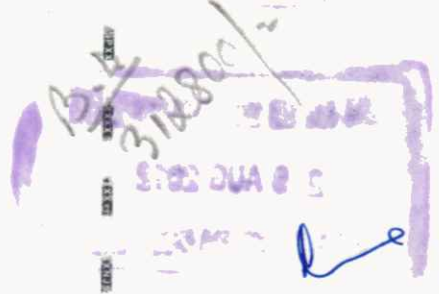
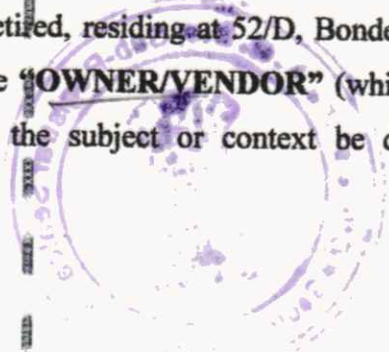
Certified that this instrument is submitted to Registrar, 100 signature sheet and 100 stamp sheet attached to it & returned as part of the instrument.

[Signature]
Additional Deputy Sub Registrar

vire - 1085

6-40 P.M

THIS INDENTURE made on this 20th day of August, Two Thousand and Twelve (2012) B E T W E E N SHRI DIPAK KUMAR PAUL, son of Late Bhairab Chandra Paul, by faith - Hindu, by nationality - Indian, by occupation - Retired, residing at 52/D, Bondel Road, Kolkata - 700019, hereinafter referred to as the "OWNER/VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors,



[Signature] *[Signature]* *[Signature]* *[Signature]*

69987

Sold to... Rochita Construction (P) Ltd
 Address.....
23 AUG 2012
 Value. 1000.....
 L. S. V.
 High Court A.S

43/3 Hazra Rd

K1-19

ROCHITA CONSTRUCTION PVT. LTD.

Ashish Rana
(ASHISH RANA) Director



v.e.T-9-3172

ROCHITA CONSTRUCTION PVT. LTD.

Ashish Rana
Director

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v.e.T-9-3173

Bipin Kumar Paul

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v.e.T-9-3174

Partha Pratim Paul



v.e.T-9-3176

Diptendu Paul



administrators, legal representatives, successors, nominees and assigns) of the '**FIRST PART' A N D ROCHITA CONSTRUCTION PRIVATE LIMITED [PAN – AADCS6692Q]**' (formerly known as **Shree Om Promoters Private Limited**), a Company incorporated under the Companies Act, 1956, having its office at 43/3, Hazra Road, Kolkata – 700019, represented by its Director Mr. Ashish Ruia, 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 '**SECOND PART' A N D (1) SHRI PARTHA PRATIM PAUL**, by faith - Hindu, by nationality – Indian, by occupation - Business, (2) **SHRI DIPTENDU PAUL**, by faith - Hindu, by nationality – Indian, by occupation - Business, both son of Shri Dipak Kumar Paul and are residing at 52/D, Bondel Road, Kolkata – 700019 and (3) **SMT. SONIA DE**, wife of Mr. Kaushik De and daughter of Shri Dipak Kumar Paul, by faith - Hindu, by nationality – Indian, by occupation – Housewife, residing at 4/1L/1, Jahura Bazar Lane, Kasba, Kolkata – 700042, hereinafter referred to as the "**CONFIRMING PARTY**" (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, successors, nominees and assigns) of the '**THIRD PART**' :

WHEREAS at all material times one Madan Mohan Paul, since deceased, was the absolute owner 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 11.5 Chittacks comprised in Holding No. 380 being Municipal Premises No. 38, Bondel Road, Kolkata – 700019 and also the piece and parcel of land measuring more or less an area of 15 Cottahs 2 Chittacks comprised in Holding Nos. 360 and 361 being Municipal Premises No. 52, Bondel Road, Kolkata – 700019, situate at and lying in Mouza – Ballygunge, Touzi No. 2833, Division-V, Sub-Division - H, Dihi Panchanan Gram, District – 24 Parganas, within the Municipal Limits of Calcutta Corporation now Kolkata Municipal Corporation.

AND WHEREAS the said Madan Mohan Paul during his life time executed and registered his Last Will and Testament dated 24th January 1928 in respect of his entire estate including the Premises Nos. 38 and 52, Bondel Road, Kolkata – 700019. By the said Will dated 24th January 1928, the said Madan Mohan Paul appointed his two sons, namely, Shri Haripriya Paul and Shri Kiran Hari Paul as the Executors of the said Will.

v.c.T.9 - 3175

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AND WHEREAS on the 30th day of July 1929, the said Madan Mohan Paul died testate leaving behind him, his six sons namely, Haripriya Paul, Durlav Hari Paul, Kiran Hari Paul, Lalit Hari Paul, Nani Gopal Paul, Phani Gopal Paul and two sons of his predeceased son Nitya Gopal Paul, namely, Jitendra Nath Paul and Nanda Lal Paul as his legal heirs and successors.

AND WHEREAS after the death of Madan Mohan Paul the Executors named in the said Will dated 24th January 1928, obtained Probate from the Court of the District Delegate, Alipore in Probate Case No. 142 of 1929 and thereafter distributed the entire estate of the said Madan Mohan Paul, deceased to the beneficiaries, namely, Haripriya Paul, Durlav Hari Paul, Kiran Hari Paul, Lalit Hari Paul, Nani Gopal Paul, Phani Gopal Paul, Jitendra Nath Paul and Nanda Lal Paul, as per their respective allotments in terms of the said Will dated 24th January 1928.

AND WHEREAS on the 16th day of July 1935, the said Kiran Hari Paul, one of the sons of Madan Mohan Paul, deceased, died intestate leaving behind him, his only son, namely, Bhairab Chandra Paul as his legal heir and successor.

AND WHEREAS upon the death of Kiran Hari Paul, the said Bhairab Chandra Paul became the absolute owner of the estate left behind by his father Kiran Hari Paul, deceased.

AND WHEREAS by a Partition Deed dated 20th March 1938, duly registered at the Office of the Sub-Registrar, Sealdah and recorded in Book No. I, Volume No. 16, Pages 250 to 288, Being No. 784 for the year 1938 between the co-owners, the said Bhairab Chandra Paul was allocated several properties including the piece and parcel of land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less being a demarcated portion of Municipal Premises No. 38, Bondel Road, Kolkata – 700019 and also the piece and parcel of land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less being a demarcated portion of Municipal Premises No. 52, Bondel Road, Kolkata – 700019, together with the right, title and interest in upon and over the common passage therein.

AND WHEREAS the said Bhairab Chandra Paul became the absolute owner of ALL THAT piece and parcel of land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less being a demarcated portion of Premises No. 38, Bondel Road, Kolkata



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- 700019 and also the piece and parcel of land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less being a demarcated portion of Premises No. 52, Bondel Road, Kolkata - 700019, together with the right, title and interest in the common passage and duly mutated and recorded his name in the Assessment Register of the Kolkata Municipal Corporation, which was subsequently renumbered as Premises Nos. 38F and 52D, Bondel Road, Kolkata - 700019 respectively, more fully and particularly described in the **SCHEDULE 'A'** and **'A-1'** hereunder written and hereinafter referred to as the **"said entire property"**.

AND WHEREAS while seized and possessed of the said entire property, the said Bhairab Chandra Paul died intestate in the year 1945 leaving behind him his wife Smt. Ashalata Paul, three sons, namely, Bejon Kumar Paul, Arun Kumar Paul and Dipak Kumar Paul and two daughters, namely, Kalpana Paul and Kabita Paul.

AND WHEREAS upon the death of Bhairab Chandra Paul, the said Smt. Ashalata Paul, Bejon Kumar Paul, Arun Kumar Paul and Dipak Kumar Paul jointly inherited the said entire property to the exclusion of Kalpana Paul and Kabita Paul, each having undivided 1/4th share and interest in the said entire property respectively.

AND WHEREAS on the 27th day of September 1983, the said Smt. Ashalata Paul died intestate leaving behind her three sons, namely, Bejon Kumar Paul, Arun Kumar Paul and Dipak Kumar Paul and two daughters, namely Kalpana Paul and Kabita Paul, as her legal heirs and successors in respect of her undivided 1/4th share and interest in the said entire property.

AND WHEREAS by virtue of the aforesaid inheritance, the said Bejon Kumar Paul, Arun Kumar Paul, Dipak Kumar Paul, Kalpana Paul and Kabita Paul became the absolute joint owners of the said entire property and their details of shares are as follows :-

- a. Bejon Kumar Paul : 3/10th Share.
- b. Arun Kumar Paul : 3/10th Share.
- c. Dipak Kumar Paul : 3/10th Share.
- d. Kalpana Paul : 1/20th Share.
- e. Kabita Paul : 1/20th Share.





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AND WHEREAS the said Shri Dipak Kumar Paul, the Owner/Vendor is thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** undivided and undemarcated 3/10th share, that is, about 6 Cottahs 2 Chittacks 6 Sq. Ft. of Land out of and in respect of the piece and parcel of land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Premises No. 38F, Bondel Road, Kolkata – 700019 and undivided and undemarcated 3/10th share, that is, about 1 Cottah 12 Chittacks 4 Sq. Ft. of Land out of and in respect of the piece and parcel of land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Premises No. 52D, Bondel Road, Kolkata – 700019, totaling to an area of about undivided **7 Cottahs 14 Chittacks 10 Sq. Ft.** of land with 1000 Sq. Ft. brick built structure together with the right, title and interest in the undivided share and in the common passage, more fully and particularly described in the **SCHEDULE 'B'** hereunder written and hereinafter for the sake of brevity referred to as the **“said property”**.

AND WHEREAS by two separate Agreements dated 7th November 1996, the said Shri Dipak Kumar Paul (the Vendor/Owner herein) alongwith other co-owners, Bejon Kumar Paul, Arun Kumar Paul, Smt. Kalpana Paul and Smt. Kabita Paul had entered into with Shree Om Promoters Private Limited (now known as Rochita Construction Private Limited), the Purchaser herein and the Developer therein, for development of the said entire property on joint development basis as the terms and conditions mentioned therein.

AND WHEREAS the Purchaser has disclosed that the Purchaser as Developer has entered into separate Development Agreements with the other heirs of Bhairab Chandra Paul for making construction of building in Premises Nos. 38F and 52D, Bondel Road, Kolkata – 700019.

AND WHEREAS in terms of the said Agreement dated 7th November 1996 between the Owner/Vendor and the Developer who is Purchaser herein the building sanction plan could not be obtained as the land of the other heirs of Bhairab Chandra Paul could not be amalgamated to a single unit for construction of building as such to make better and more profitable use of the entire land of Premises Nos. 38F and 52D, Bondel Road, Kolkata, so far as the Owner/Vendor and the other heirs of Bhairab Chandra Paul also who have respective undivided shares in the said two premises, the

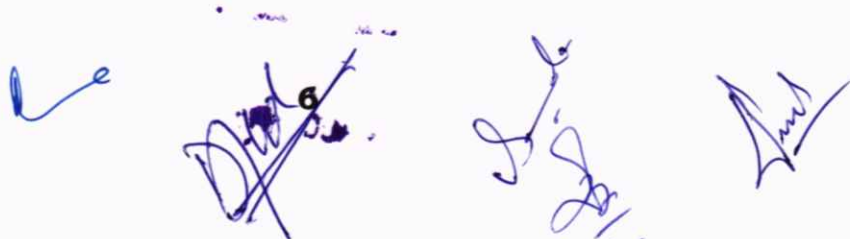
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Developer had approached the Owner to execute a Deed of Sale in favour of the Developer to enable the Developer to amalgamate the entire building and land of Premises Nos. 38F and 52D, Bondel Road, Kolkata – 700019 into a single unit in the name of the Developer and to obtain building sanction plan amalgamating and covering the entire land of Premises Nos. 38F and 52D, Bondel Road, Kolkata – 700019 in it's name.

AND WHEREAS the Owner/Vendor has sold the said property and the Purchaser have purchased the Said Property i.e. **ALL THAT** undivided and undemarcated 3/10th share, that is, about 6 Cottahs 2 Chittacks 6 Sq. Ft. of Land out of the land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Premises No. 38F, Bondel Road, Kolkata – 700019 and undivided and undemarcated 3/10th share, that is, about 1 Cottah 12 Chittacks 4 Sq. Ft. of Land out of the land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Premises No. 52D, Bondel Road, Kolkata – 700019, totaling to an area of about undivided **7 Cottahs 14 Chittacks 10 Sq. Ft.** of land with 1000 Sq. Ft. brick built structure together with the absolute right, title and interest in the undivided share in the land and in the said entire property and common passage, free from all encumbrances, trusts, liens, lispensens, attachments and liabilities of whatsoever and howsoever nature, more fully described in the SCHEDULE 'B' hereunder written, for a total consideration of (i) 4000 Sq. Ft. sanctioned Built-up Area inclusive of Two Car Parking Spaces and equally distributed among all Floors respectively in all the Portion of the proposed multistoried building/buildings to be constructed as per sanctioned plan at the said entire property, together with the proportionate impartible right, title and interest in the common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser as per the Specification mentioned therein (ii) One Room having Built-up Area of about 144 Sq. Ft. with 8 (eight) Feet Frontage including both walls, more fully, particularly and collectively described in the **SCHEDULE 'C'** hereunder written and hereinafter jointly referred to as the '**Said Space**' and (iii) Rs.1,00,000/- (Rupees One Lakh) only and the said Deed of Sale dated 31.03.2010 has been registered in the office of the Additional District Sub-Registrar at Sealdah and recorded in Book No. I, Volume No. 3, Pages 3444 to 3463, Being No.1031 for the year 2010.





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AND WHEREAS the Owner/Vendor has agreed to transfer and convey and the Purchaser has agreed to purchase ALL THAT Rights and Title of (i) 4000 Sq. Ft. sanctioned Built-up Area inclusive of Two Car Parking Spaces and equally distributed among all Floors respectively in all the Portion of the proposed multistoried building/buildings to be constructed as per sanctioned plan at the said entire property, together with the proportionate impartible right, title and interest in the land and in common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser as per the Specification mentioned therein (ii) One Room having Built-up Area of about 144 Sq. Ft. with 8 (eight) Feet Frontage including both walls and more fully, particularly and collectively described in the **SCHEDULE 'C'** hereunder written, for and at a consideration of Rs.1,41,00,000/- (Rupees One Crore Forty One Lacs) only.

NOW THIS INDENTURE WITNESSETH that pursuance to the said Agreement and upon payment of the consideration money of Rs.1,41,00,000/- (Rupees One Crore Forty One Lacs) only, this day by the Purchaser to the Owner/Vendor and the Confirming Party in the manner mentioned in the Memo of Consideration below (the receipt whereof the Owner/Vendor and the Confirming Party doth hereby admit and acknowledge) and of and from the same and every part thereof the Owner/Vendor doth hereby GRANT, SELL, TRANSFER, CONVEY, ASSURE AND ASSIGN free from all encumbrances his undivided 3/10th share **ALL THAT** undivided and undemarcated 3/10th share, that is, about 6 Cottahs 2 Chittacks 6 Sq. Ft. of Land out of the land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Premises No. 38F, Bondel Road, Kolkata – 700019 and undivided and undemarcated 3/10th share, that is, about 1 Cottah 12 Chittacks 4 Sq. Ft. of Land out of the land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Premises No. 52D, Bondel Road, Kolkata – 700019, totaling to an area of about undivided 7 Cottahs 14 Chittacks 10 Sq. Ft. of land with 1000 Sq. Ft. brick built structure together with the absolute right, title and interest in the undivided share in the said land and in the said entire property and common passage, more fully and particularly described in the **SCHEDULE 'B'** hereunder written, free from all encumbrances, trusts, liens, lispences, attachments and liabilities of whatsoever and howsoever nature, along with Rights and Title of (i) 4000 Sq. Ft. sanctioned Built-up Area inclusive of Two Car Parking Spaces and equally distributed among all Floors respectively in all the Portion of the proposed

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multistoried building/buildings to be constructed as per sanctioned plan at the said entire property together with the proportionate impartible right, title and interest in the land together with common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser, (ii) One Room having Built-up Area of about 144 Sq. Ft. with 8 (eight) Feet Frontage including both walls, more fully described in the **SCHEDULE 'C'** hereunder written AND the Owner/Vendor doth hereby covenant with the Purchaser that NOTWITHSTANDING any act, deed or things heretofore done executed or knowingly suffered to the contrary the Owner/Vendor are now fully seized and possessed of the said property and the said space and the Owner/Vendor hereby absolutely transfer the said property and the said space 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 and the said space, 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 along with Rights and Title of the said space **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 his heirs, executors, administrators, legal representatives and assigns or any person from whom his 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 his right members and appurtenances unto and to the use of the Purchaser its







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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 from to these presents **AND** the Owner/Vendor doth hereby for them his 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 his 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 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 his predecessors or ancestors-in-title **AND FURTHER THAT** the Owner/Vendor and all his heirs executors, administrators, legal representatives, successors and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns against all losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Owner/Vendor or any breach of the covenants hereinunder contained **AND FURTHER MORE THAT** the Purchaser is purchasing the said property and the said space mentioned in the SCHEDULE 'B' and 'C' herein on good faith and belief that all declarations and statements made by the Owner/Vendor herein is true and nowhere false and the said property is free from all encumbrances whatsoever. The Owner/Vendor shall keep the Purchaser indemnified for any encumbrances and/or defect in title, if found any.

The Confirming Party has gone through the documents and hereby confirms the sale between the Owner/Vendor and the Purchaser of the said property and the said space and has no objection to this sale.



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THE SCHEDULE 'A' REFERRED TO ABOVE

(Said Entire Property)

ALL THAT the piece and parcel of land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Municipal Premises No.38F, Bondel Road, Police Station : Karaya, Kolkata – 700019 under Ward No. 65, Borough No. VII, within the limits of the Kolkata Municipal Corporation, together with the brick built structure standing thereon and together with the right, title and interest in upon and over the undivided share in the common passage with all annexation, deduction and reservation, butted and bounded in the manner following that is to say :

ON THE NORTH : By DEY'S-E-CHEM FACTORY;

ON THE EAST : By Municipal Lane (Bondel Road);

ON THE SOUTH : By Premises No. 38/G, Bondel Road, Kolkata - 700019; and

ON THE WEST : By Premises No. 38E, Bondel Road, Kolkata – 700019.

THE SCHEDULE 'A-1' REFERRED TO ABOVE

(Said Entire Property)

ALL THAT the piece and parcel of land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Municipal Premises No. 52D, Bondel Road, Police Station : Karaya, Kolkata – 700019, under Ward No. 65, Borough No. VII, within the limits of the Kolkata Municipal Corporation, together with the brick built structure standing thereon and together with the right, title and interest in upon and over the undivided share in the common passage with all annexation, deduction and reservation, butted and bounded in the manner following that is to say :

ON THE NORTH : By Premises No.38/A, Bondel Road, Kolkata – 700019;

ON THE EAST : By Premises No.52/E, Bondel Road, Kolkata – 700019;

ON THE SOUTH : By Bondel Road; and

ON THE WEST : By Premises No. 52/B, Bondel Road, Kolkata – 700019.



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L. D. Q. R. MANDAL
29 AUG 2012
South 24 Parganas

THE SCHEDULE 'B' REFERRED TO ABOVE

(Said Property)

ALL THAT undivided and undemarcated 3/10th share, that is, about 6 Cottahs 2 Chittacks 6 Sq. Ft. of Land out of the land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Premises No. 38F, Bondel Road, Kolkata – 700019 and undivided and undemarcated 3/10th share, that is, about 1 Cottah 12 Chittacks 4 Sq. Ft. of Land out of the land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Premises No. 52D, Bondel Road, Kolkata – 700019, totaling to an area of about undivided **7 Cottahs 14 Chittacks 10 Sq. Ft.** of Land with 1000 Sq. Ft. brick built structure together with the right, title and interest in the undivided share in the said entire property and common passage, under Police Station : Karaya, Ward No. 65, Borough No. VII, within the limits of the Kolkata Municipal Corporation.

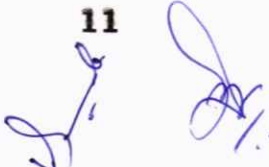
THE SCHEDULE 'C' REFERRED TO ABOVE

(Sold hereby)

ALL THAT one self-contained Residential Flat measuring more or less 3730 Sq. Ft. Super Built-up Area on the Third Floor and Two Open Garage Space measuring more or less 135 Sq. Ft. Each (Total Area of about 270 Sq. Ft.) on the Ground Floor at the said entire property along with One Residential Room having Super Built-up Area of about 144 Sq. Ft., which is cemented floor with 8 (eight) Feet Frontage including both walls on the Ground Floor of the proposed multistoried building/buildings to be constructed as per sanctioned plan at the said entire property mentioned in the Schedules 'A' and 'A-1' herein above.











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29 AUG 2012
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IN WITNESS WHEREOF the Parties hereto doth hereby 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 :

1) Shyamam Baidya

Dipak Kumar Paul
(PAN NO. BHEPP9422P)

2) [Signature]

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

1) Shyamam Baidya
43/3, Hazra Rd, Kol-19.

ROCHITA CONSTRUCTION

[Signature]

ROCHITA CONSTRUCTION PVT LTD
Director

[Signature]
(CASHISH RUIA) Director

2) [Signature]

1) Parthiv Pratim Paul

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

Witnesses:-

1) Shyamam Baidya
43/3, Hazra Rd, Kol-19.

2) Dipankar Paul.
PAN NO- BGRHPP5471Q

3) Sonica De.

2) [Signature]
(SAIBAL RAM CHANDRAN)
43/2, Hazra Rd
Kol-19



29 AUG 2012
Dist. South 24 Parganas

MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASER the within mentioned sum of Rs.1,41,00,000/- (Rupees One Crore Forty One Lacs) only, being the total consideration money as per the terms of this Deed of Sale as full and final consideration money against sale of the said property and the said space. The details are as follows:-

Sl. No.	Bank Draft in the Name of	Bank Draft No.	Dated	Drawn On	Amount
1]	Dipak Kumar Paul	214776	28.08.2012	ICICI Bank, Bhowanipore Br., Kolkata.	45,00,000/-
2]	Partha Pratim Paul	214774	28.08.2012	-DO-	27,00,000/-
3]	Diptendu Paul	214777	28.08.2012	-DO-	35,00,000/-
4]	Smt. Sonia De	214778	28.08.2012	-DO-	34,00,000/-
				TOTAL :-	1,41,00,000/-

Dipak Kumar Paul,
(PAN NO. BHEPP9422P) ✓

Signature of the Owner/Vendor

1) Partha Pratim Paul -

2) Diptendu Paul.
PAN No - BGHPP54719

3) Sonia De.

Signature of the Confirming Party

Drafted by me and prepared in my office

Identified by me.

Saswati Sharma
Advocate

Saswati S-harma
Advocate

Typed by me.

Bimal K Das



[Handwritten signature]
29 AUG 2012
Dist. South 24 Parganas



Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 02693 of 2012

(Serial No. 04317 of 2012)

1. Rs. 207200/- is paid , by the draft number 021731, Draft Date 28/08/2012, Bank Name State Bank of India, BHOWANIPORE, received on 30/08/2012
2. Rs. 105600/- is paid , by the draft number 021794, Draft Date 30/08/2012, Bank Name State Bank of India, BHOWANIPORE, received on 30/08/2012

(Under Article : A(1) = 207163/- ,E = 14/- ,Excess amount = 34/- on 30/08/2012)

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.-1,88,33,426/-

Certified that the required stamp duty of this document is Rs.- 1318361 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 1318500/- is paid, by the draft number 021730, Draft Date 28/08/2012, Bank Name State Bank of India, BHOWANIPORE, received on 30/08/2012

(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 02693 of 2012
(Serial No. 04317 of 2012)

On

Payment of Fees:

On 29/08/2012

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

Presented for registration at 18.40 hrs on :29/08/2012, at the Private residence by Shri Partha Pratim Paul , one of the Executants.

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

Execution is admitted on 29/08/2012 by

1. Shri Dipak Kumar Paul, son of Late Bhairab Chandra Paul , 52/d, Bondel Rd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Retired Person
2. Shri Deptendu Paul, son of Shri Dipak Kumar Paul , 52/d, Bondel Rd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
3. Shri Partha Pratim Paul, son of Shri Dipak Kumar Paul , 52/d, Bondel Rd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
4. Smt. Sonia De, wife of Mr. Kaushik De , 4/1/1, Jahura Bazar Lane, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : House wife
5. Mr Ashish Ruia
Director, Rochita Construction Pvt. Ltd (pan-aadcs6692q), 43/3, Hazra Road, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Service

Identified By N. C. Saha, son of . . , Alipore Judges Court, Cal, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 30/08/2012

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, 5, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 30/08/2012

Amount by Draft



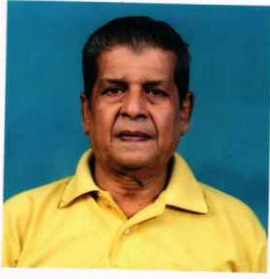










(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

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












Name

Signature

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





Name DIPAK KUMAR PAUL

Signature Dipak Kumar Paul

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

Name ASHISH RUIA

Signature Ashish Ruia

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

Name PARTHA PRATIM PAUL

Signature Parth Pratim Paul



29 AUG 2012
Dist. South 24 Parganas





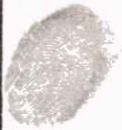






Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name

Signature










Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name DIPTENDU PAUL

Signature Diptendu Paul

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name SONIA DE

Signature Sonia De

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name

Signature



29 AUG 2012

Office of the Asst. Dist. Sub-Registrar

2012

~~2012~~
20 AUG 2012
~~2012~~

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 6013 to 6032
being No 02693 for the year 2012.



Jaideb Pal

(Jaideb Pal) 31-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal