05266/16 VC-1438/16 (9) I04558/16

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

1603-1000342017/16.

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL W 580421

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

District Sub-Register-III
Alipore, South 24-parganas

21.9.16.

THIS DEED OF CONVEYANCE is made this the 21st day of September, Two Thousand and Sixteen (2016) BETWEEN **MRS. SHILPI PAUL [PAN – CARPP9095H]**, by faith – Hindu, by citizenship – Indian, by occupation – Housewife, wife of Sri Prasanta Paul and daughter of Late Pramatha Kumar Paul, residing at 12, Joy Bhattacharjee Lane, Post Office – Bagbazar, Police Station – Shyampukur, Kolkata – 700003, K.M.C. Ward No. 8, hereinafter referred to as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed

5961 19 SEP 2016

Date

Sold to ROCHITA CONSTRUCTION CO

of 43/2 Hazra Rd

Rupees fifty K-19

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

- Sudhir W. Agrawal

VETI - 4052

ROCHITA CONSTRUCTION PVT. LTD.
Sudhir W. Agrawal
DIRECTOR

VETI - 4053

- Shilpi Paul

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

Identified by me
Saswati Sharma
Adv.
Alipore Judges court
WB/48/1993

to mean and include her heirs, executers, administrators, legal representatives, successors, nominees and assigns) of the **ONE PART** AND **ROCHITA CONSTRUCTION PRIVATE LIMITED [PAN – AADCS6692Q],** a Company incorporated under the Companies Act, 1956, having its office at 43/3, Hazra Road, Police Station & Post Office – Ballygunge, Kolkata – 700019, K.M.C. Ward No. 69, represented by its Director **Mr. Suresh Kumar Agarwal (PAN – ACZPA5498H),** son of Mr. Ramji Lal Agarwal, by faith – Hindu, by citizenship – Indian, by occupation – Director, residing at 22A, Buroshibtalla Main Road, Post Office – New Alipore, Police Station – Behala, Kolkata – 700038, K.M.C. Ward No. 118, hereinafter referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors-in-interest, successors-in-office and assigns) of the **OTHER 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 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 and lying at Mouza – Ballygunge, Touzi No. 2833, Division-V, Sub-Division-H, Dihi Panchanna Gram, District – 24 Parganas, within the Municipal Limits of Calcutta Corporation now Kolkata Municipal Corporation.

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

AND WHEREAS the said Madan Mohan Paul during his lifetime 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, whereby and whereunder 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.

AND WHEREAS on the 30th day of July 1929 the said Madan Mohan Paul died leaving behind him his Last Will and Testament wherein he intended his 6 (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 to be the beneficiaries of his movable and immovable properties 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, applied for and obtained grant of Probate of the said Last Will and Testament dated 24th January 1928 of Madan Mohan Paul, since deceased, from the Court of the District Delegate, Alipore in Probate Case No. 142 of 1929 and thereafter distributed and/or granted necessary assents in respect of the Estate of the said Madan Mohan Paul, since deceased, unto and in favour of 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 Last Will and Testament dated 24th January 1928.

AND WHEREAS by a registered Partition Deed dated 20th March 1938 between the co-owners, the said Durlav Hari Paul was allocated inter-alia the piece and parcel of land measuring an area of 3 Cottahs 8

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

Chittacks 11 Sq. Ft. more or less being a demarcated portion of Municipal Premises No. 38, Bondel Road, Kolkata – 700019 **as well as** the piece and parcel of land measuring an area of 8 Cottahs 4 Chittacks 15 Sq. Ft. more or less being a demarcated portion of Municipal Premises No. 52, Bondel Road, Kolkata – 700019 alongwith the right, title and interest on and upon the structures standing thereat amongst others and common passage, easements and appurtenances therein.

AND WHEREAS in the event aforesaid, said Durlav Hari Paul became the absolute owner of **ALL THAT** piece and parcel of Land measuring an area of 3 Cottahs 8 Chittacks 11 Sq. Ft. more or less being a demarcated portion of Municipal Premises No. 38, Bondel Road, Kolkata – 700019 **as well as the** piece and parcel of Land measuring an area of 8 Cottahs 4 Chittacks 15 Sq. Ft. more or less being a demarcated portion of Premises No. 52, Bondel Road, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances and demarcated structures standing thereat as also unfettered right of user, enjoyment, etc. and duly mutated and recorded his name in the Assessment Register of the Kolkata Municipal Corporation, which was subsequently renumbered as Premises Nos. 38G and 52E, Bondel Road, Kolkata – 700019 respectively, more fully and particularly described in **Part – 'A' and Part – 'B'** of the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **"said premises"**.

AND WHEREAS said Durlav Hari Paul died intestate on 21.02.1959 leaving behind him his widow Gouri Bala Paul and 5 (five) sons namely, (i) Basanta Kumar Paul, (ii) Sailendra Nath Paul, (iii) Pramatha Kumar Paul, (iv) Prasanta Kumar Paul and (v) Prafulla Kumar Paul and 4 (four) daughters namely, (i) Smt. Raila Bala Paul, (ii) Smt. Bharati Bala Paul, (iii) Smt. Kamala Bala Paul and (iv) Smt. Bimala Bala Paul as his legal

District Sub-Registrar-III
Alipore, South 24 Parganas
21 SEP 2016

heirs and representatives who thus jointly inherited the said premises of the said Late Durlav Hari Paul, each having undivided and undemarcated 1/10th (one-tenth) share therein.

AND WHEREAS while seized and possessed of the said premises, said Gouri Bala Paul (mother) also died intestate on 07.04.1983 leaving behind her aforesaid sons and daughters who thus jointly inherited the said 1/10th (one-tenth) share of Gouri Bala Paul in respect of the said premises and thereby each of the sons and daughters became owners of undivided and undemarcated 1/9th (one-ninth) share each in respect of the said premises by their predecessor-in-interest namely, Late Durlav Hari Paul.

AND WHEREAS while seized and possessed of the said premises having undivided 1/9th (one-ninth) share each therein, one of the daughter of said Durlav Hari Paul namely, Smt. Raila Bala Paul died intestate leaving behind her only daughter, Smt. Surathi Bala Paul as her only legal heiress and representative, who thus inherited the said undivided 1/9th (one-ninth) share of her mother namely, Raila Bala Paul in respect of the said premises.

AND WHEREAS the said Pramatha Kumar Paul, since deceased, one of the sons of Late Durlav Hari Paul, while being seized and possessed of or otherwise well and sufficiently entitled to the undivided 1/9th (one-ninth) part or share of Land being 6 (six) Chittacks and 11 (eleven) Square Feet equivalent to 281.22 (two hundred eighty one point twenty two) Square Feet more or less out of the said piece and parcel of Land measuring about 3 (three) Cottahs 8 (eight) Chittacks and 11 (eleven) Square Feet be the same a little more or less together with structures standing thereon or on part thereof being Municipal Premises No. 38G, Bondel Road, Police Station – Karaya, Kolkata – 700019 **AND ALSO**

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

undivided 1/9th (one-ninth) part or share of Land being 14 (fourteen) Chittacks and 32 (thirty two) Square Feet equivalent to 662 (six hundred sixty two) Square Feet more or less out of the said piece and parcel of Land measuring about 8 (eight) Cottahs 4 (four) Chittacks and 15 (fifteen) Square Feet be the same a little more or less together with structures standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Police Station – Karaya, Kolkata – 700019, more fully and particularly described in **Part – 'A' and Part – 'B'** of the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **"said property",** died intestate on 28th October 2011 leaving behind him surviving his wife, namely, Smt. Shankari Paul and 3 (three) sons, namely, Sri Subir Kumar Pal, Sri Samir Kumar Pal and Sri Rabi Shankar Paul and only daughter namely, Ms. Shilpi Paul, as his legal heirs, heiresses and successors, who jointly inherited the said 1/9th (one-ninth) undivided share and interest in the said premises and each being entitled to undivided, undemarcated and proportionate respective share of the said property with structure thereon or on part thereof.

AND WHEREAS in the event aforesaid, said (1) Smt. Shankari Paul, (2) Sri Subir Kumar Pal, (3) Sri Samir Kumar Pal, (4) Sri Rabi Shankar Paul and (5) Ms. Shilpi Paul became the joint Owners in respect of their respective undivided and undemarcated share, that is, **ALL THAT** undivided 1/9th (one-ninth) part or share of Land being 6 (six) Chittacks and 11 (eleven) Square Feet equivalent to 281.22 (two hundred eighty one point twenty two) Square Feet more or less out of the said piece and parcel of Land measuring about 3 (three) Cottahs 8 (eight) Chittacks and 11 (eleven) Square Feet be the same a little more or less together with structure admeasuring 100 (hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 38G, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right,

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment **AND ALSO** undivided 1/9th (one-ninth) part or share of Land being 14 (fourteen) Chittacks and 32 (thirty two) Square Feet equivalent to 662 (six hundred sixty two) Square Feet more or less out of the said piece and parcel of Land measuring about 8 (eight) Cottahs 4 (four) Chittacks and 15 (fifteen) Square Feet be the same a little more or less together with 300 (three hundred) Square Feet structures standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment, more fully and particularly described in **Part – 'A' and Part – 'B'** of the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **"said property"** as inherited from their deceased Pramatha Kumar Paul.

AND WHEREAS said Smt. Shilpi Paul, the Owner herein, has thus became one of the co-owners and has been absolutely seized and possessed of or well and sufficiently entitled to 1/5th (one-fifth) undivided and undemarcated share of Land being 56.24 (fifty six point twenty four) Square Feet more or less together with structure standing thereon as more specifically described in the **Part – 'A'** of the **THIRD SCHEDULE** hereunder written out of **ALL THAT** undivided 1/9th (one-ninth) part or share of Land as mentioned in **Part – 'A'** of the **SECOND SCHEDULE,** i.e., 6 (six) Chittacks and 11 (eleven) Square Feet equivalent to 281.22 (two hundred eighty one point twenty two) Square Feet more or less together with structures standing thereon or on part thereof being Municipal Premises No. 38G, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein

District Sub-Registrar-III
Alipore, South 24 Parganas
21 SEP 2016

as also unfettered right of user and enjoyment **AND ALSO** of 1/5th (one-fifth) undivided and undemarcated share being 132.40 (one hundred thirty two point forty) Square Feet more or less together with structure standing thereon as more specifically mentioned in the **Part – 'B'** of the **THIRD SCHEDULE** hereunder written out of **ALL THAT** undivided 1/9th (one-ninth) part or share of Land as mentioned in **Part – 'B'** of the **SECOND SCHEDULE,** i.e., 14 (fourteen) Chittacks and 32 (thirty two) Square Feet equivalent to 662 (six hundred sixty two) Square Feet more or less together with structures standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment, more fully and particularly described in **Part – 'A' and Part – 'B'** of the **THIRD SCHEDULE** hereunder written and hereinafter referred to as the **"said Portion"**.

AND WHEREAS the Owner/Vendor hereby agrees to sell the said Portion and the Purchaser hereby agrees to purchase the said Portion i.e. **ALL THAT** 1/5th (one-fifth) undivided and undemarcated part or share of Land being 56.24 (fifty six point twenty four) Square Feet more or less together with structure admeasuring 20 (twenty) Square Feet standing thereon out of undivided 1/9th (one-ninth) part or share of Land being 6 (six) Chittacks and 11 (eleven) Square Feet equivalent to 281.22 (two hundred eighty one point twenty two) Square Feet more or less together with structure admeasuring 100 (hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 38G, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment **AND ALSO** the said Portion i.e. **ALL THAT** 1/5th (one-fifth)

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

undivided and undemarcated part or share of Land being 132.40 (one hundred thirty two point forty) Square Feet more or less together with structure admeasuring 60 (sixty) Square Feet standing thereon out of undivided 1/9th (one-ninth) part or share of Land being 14 (fourteen) Chittacks and 32 (thirty two) Square Feet equivalent to 662 (six hundred sixty two) Square Feet more or less together with structures admeasuring 300 (three hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment, more fully and particularly described in **Part – 'A' and Part – 'B'** of the **THIRD SCHEDULE** hereunder written, at and for a total consideration of Rs.20,00,000/- (Rupees Twenty Lacs) only, free from all encumbrances, trusts, liens, lispendens, attachments and liabilities of whatsoever and howsoever nature.

NOW THIS INDENTURE WITNESSETH THAT as agreed and upon payment of total consideration of the said sum of Rs.20,00,000/- (Rupees Twenty Lacs) only, paid by the Purchaser to the Owner/Vendor on or before the execution of these presents (the receipts whereof the Owner/Vendor doth hereby admit and acknowledge) the Owner/Vendor hereby absolutely sale and transfer the said Portion 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 Portion, the Owner/Vendor as absolute owner doth hereby by these presents absolutely grant, sell, convey, transfer, assure and assigns the absolute right, title and authority alongwith physical possession unto the

District Sub-Registrar-III
Alipore, South 24 Parganas
21 SEP 2016

Purchaser its successor or successors-in-interest and/or assigns the said Portion i.e. **ALL THAT** 1/5th (one-fifth) undivided and undemarcated part or share of Land being 56.24 (fifty six point twenty four) Square Feet more or less together with structure admeasuring 20 (twenty) Square Feet standing thereon out of undivided 1/9th (one-ninth) part or share of Land being 6 (six) Chittacks and 11 (eleven) Square Feet equivalent to 281.22 (two hundred eighty one point twenty two) Square Feet more or less together with structure admeasuring 100 (hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 38G, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment **AND ALSO** the said Portion i.e. **ALL THAT** 1/5th (one-fifth) undivided and undemarcated part or share of Land being 132.40 (one hundred thirty two point forty) Square Feet more or less together with structure admeasuring 60 (sixty) Square Feet standing thereon out of undivided 1/9th (one-ninth) part or share of Land being 14 (fourteen) Chittacks and 32 (thirty two) Square Feet equivalent to 662 (six hundred sixty two) Square Feet more or less together with structure admeasuring 300 (three hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment, more fully and particularly described in **Part – 'A' and Part – 'B'** of the **THIRD SCHEDULE** hereunder written, **OR HOWSOEVER** otherwise the said Portion 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 Portion or any part thereof belonging

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

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 Portion and every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way related to the said Portion or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Owner/Vendor her heirs, executors, administrators, legal representatives and assigns or any person from whom her or they can may or procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the said Portion and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with her right members and appurtenances unto and to the use of the Purchaser its successor or successors-in-interest and/or assigns forever freed and discharged from or otherwise by the Owner/Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner/Vendor from to these presents **AND** the Owner/Vendor doth hereby for them her heirs, executors, administrators, legal representatives, successors and assigns covenant with the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns **THAT** notwithstanding any act, deed or thing whatsoever by the Owner/Vendor or any of her predecessors and ancestors-in-title done or executed or knowingly suffered to the contrary the Owner/Vendor had at all times have absolute right, title and authority to grant, sell, convey, transfer the actual physical possession, assure and assign or expressed or intended so to be unto and to the absolute use of

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

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 Portion and every part thereof and receive the rents issues and profits thereof without any objections, eviction, hindrances and interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor or from or under any of her predecessors or ancestors-in-title **AND FURTHER THAT** the Owner/Vendor and all her heirs executors, administrators, legal representatives, successors and assigns shall at all times hereafter 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 Portion mentioned in **Part – 'A' and Part – 'B'** of the **THIRD SCHEDULE** herein on good faith and belief that all declarations, representations and statements made by the Owner/Vendor herein is true and nowhere false and the said Portion is free from all encumbrances in all respects and in every manner whatsoever. The Owner/Vendor shall keep the Purchaser indemnified for any encumbrances and/or defect in title, if found any.

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

THE FIRST SCHEDULE ABOVE REFERRED TO
(Said Premises)

PART – 'A'

ALL THAT piece and parcel of Land measuring about 3 (three) Cottahs 8 (eight) Chittacks and 11 (eleven) Square Feet be the same a little more or less together with 1000 Square Feet structures standing thereon or on part thereof being Municipal Premises No. 38G Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment in the said premises and butted and bounded as follows:-

ON THE NORTH : By Common Passage;

ON THE EAST : By Passage;

ON THE SOUTH : By the Land at Premises No. 38A, Bondel Road; and

ON THE WEST : By the Land at Premises No. 38C, Bondel Road, Kolkata – 700019.

PART – 'B'

ALL THAT piece and parcel of Land measuring about 8 (eight) Cottahs 4 (four) Chittacks and 15 (fifteen) Square Feet be the same a little more or less together with 3000 Square Feet structures standing thereon or on part thereof being Municipal Premises No. 52E Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and

District Sub-Registrar-IB
Alipore, South 24 Parganas
21 SEP 2016

interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment in the said premises and butted and bounded as follows:-

ON THE NORTH : By Common Passage;

ON THE EAST : By Passage;

ON THE SOUTH : By Bondel Road; and

ON THE WEST : By the Land at Premises No. 52D, Bondel Road, Kolkata – 700019.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Said Property)

PART – 'A'

ALL THAT undivided 1/9th (one-ninth) part or share of Land being 6 (six) Chittacks and 11 (eleven) Square Feet equivalent to 281.22 (two hundred eighty one point twenty two) Square Feet more or less out of the said piece and parcel of Land measuring about 3 (three) Cottahs 8 (eight) Chittacks and 11 (eleven) Square Feet be the same a little more or less together with 100 Square Feet structures standing thereon or on part thereof being Municipal Premises No. 38G, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment in the part of the said premises as mentioned in the First Schedule herein.

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2017

PART – 'B'

ALL THAT undivided 1/9th (one-ninth) part or share of Land being 14 (fourteen) Chittacks and 32 (thirty two) Square Feet equivalent to 662 (six hundred sixty two) Square Feet more or less out of the said piece and parcel of Land measuring about 8 (eight) Cottahs 4 (four) Chittacks and 15 (fifteen) Square Feet be the same a little more or less together with 300 Square Feet structures standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Police Station – Karaya, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment in the part of the said premises as mentioned in the First Schedule herein.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Said Portion)

PART – 'A'

ALL THAT 1/5th (one-fifth) undivided and undemarcated part or share of Land being **56.24 (fifty six point twenty four) Square Feet** more or less together with R.T.S. structure admeasuring **20 (twenty) Square Feet** standing thereon out of undivided 1/9th (one-ninth) part or share of Land being 6 (six) Chittacks and 11 (eleven) Square Feet equivalent to 281.22 (two hundred eighty one point twenty two) Square Feet more or less together with structure admeasuring 100 (hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 38G, Bondel Road, Police Station – Karaya, Kolkata – 700019 within the

Shilpi Paul.

District Sub-Registrar-III
Alipore, South 24 Parganas
21 SEP 2016

Municipal Limit of the Kolkata Municipal Corporation, Ward No. 65 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment in the part of the said premises as mentioned in the First Schedule herein and the said premises delineated in the Map or Plan annexed hereto and thereon shown in **'RED'** coloured border.

PART – 'B'

ALL THAT 1/5th (one-fifth) undivided and undemarcated part or share of Land being **132.40 (one hundred thirty two point forty) Square Feet** more or less together with R.T.S. structure admeasuring **60 (sixty) Square Feet** standing thereon out of undivided 1/9th (one-ninth) part or share of Land being 14 (fourteen) Chittacks and 32 (thirty two) Square Feet equivalent to 662 (six hundred sixty two) Square Feet more or less together with structure admeasuring 300 (three hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Police Station – Karaya, Kolkata – 700019, within the Municipal Limit of the Kolkata Municipal Corporation, Ward No. 65 alongwith the right, title and interest on and upon the common passage, easements and appurtenances therein as also unfettered right of user and enjoyment in the part of the said premises as mentioned in the First Schedule herein and the said premises delineated in the Map or Plan annexed hereto and thereon shown in **'RED'** coloured border.

Shilpi Paul.

District Sub-Registrar-III
Alipore, South 24 Parganas
21 SEP 2016

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

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

Shilpi Paul.

1) Rakishankar Pal.
52E Bondel Road
Kol- 700019

2) Debabrata Banerjee

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

ROCHITA CONSTRUCTION PVT. LTD.
Sneha Kr. Agarwal
DIRECTOR

1) Debabrata Banerjee
A/4, Chittyaranjan Colony
Kol - 700 092

2) Rakishankar Pal.

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

MEMO OF CONSIDERATION

Received from the within named **Purchaser** the within mentioned sum of Rs.20,00,000/- (Rupees Twenty Lacs) only, as full and final payment of the total consideration money against sale of the said Portion. The details of payment are as follows:-

ROCHITA CONSTRUCTION PVT. LTD.
DIRECTOR

Dated	Cheque/ Draft No.	Drawn On	Amount
24.09.15	013600	ICICI Bank, Bhowanipore Branch	1,50,000.00
~~12.09.16~~ 14.09.16	~~531861~~ 533688	ICICI Bank, R.N. Mukherjee Road Branch, Kolkata.	18,50,000.00
		Total :::	**20,00,000.00**

(Rupees Twenty Lacs) only.

Shilpi Paul.

Shilpi Paul.
Signature of the Owner/Vendor

Witness :

1) Rakishankar Paul.

2) Debabrata Banerjee

Drafted by me & Identified by me.

Saswati Sharma
Advocate

Typed by me.
Naresh Chandra Das.

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

SITE PLAN OF 38G, BONDEL ROAD

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

LAND AREA = 3K.-8Ch.-11Sft.

LAND AREA MARKED BY RED BORDER

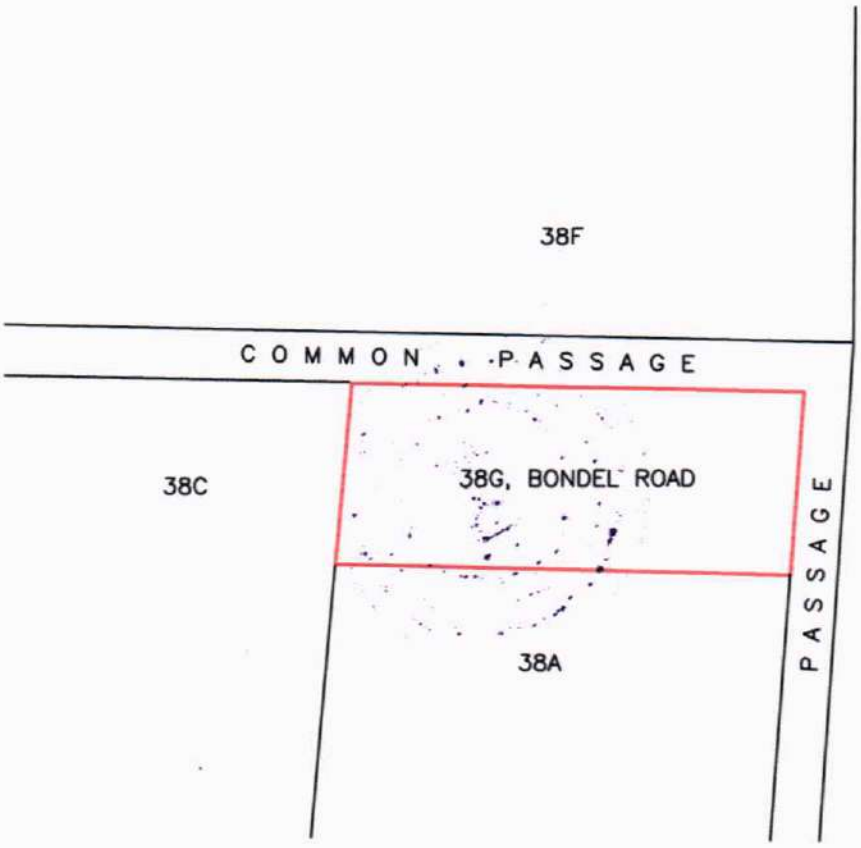
N

SCALE-1:25

Shilpi Paul.

ROCHITA CONSTRUCTION PVT. LTD.

DIRECTOR



SITE PLAN

District Sub-Registrar-III
Alipore, South 24 Parganas
21 SEP 2016

SITE PLAN OF 52E, BONDEL ROAD

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

LAND AREA = 8K.-4Ch.-15Sft.

LAND AREA MARKED BY RED BORDER

N

SCALE-1:25

ROCHITA CONSTRUCTION PVT. LTD.

Sneha M. Agarwal.

DIRECTOR

Shilpi Paul.

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

SPECIMEN FOR TEN FINGER PRINT

	Thumb	Fore Hand	Middle Right	Ring	Little
LEFT					
	Thumb	Fore Hand	Middle Right	Ring	Little
RIGHT					

Name: SHILPI PAUL

Signature: Shilpi Paul

	Thumb	Fore Hand	Middle Right	Ring	Little
LEFT					
	Thumb	Fore Hand	Middle Right	Ring	Little
RIGHT					

Name: SURESH KUMAR AGARWAL

Signature: Suresh Kr. Agarwal

PHOTO		Thumb	Fore Hand	Middle Right	Ring	Little
	LEFT					
		Thumb	Fore Hand	Middle Right	Ring	Little
	RIGHT					

Name: .....

Signature: .....

District Sub-Registrar-III
Alipore, South 24 Parganas

21 SEP 2016

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002379974-1 Payment Mode Online Payment

GRN Date: 20/09/2016 18:03:59 Bank : ICICI Bank

BRN : 1045263464 BRN Date: 20/09/2016 18:22:16

DEPOSITOR'S DETAILS

Id No. : 16031000342017/2/2016
[Query No./Query Year]

Name : ROCHITA CONSTRUCTION PVT LTD

Contact No. : 03340105656 Mobile No. : +91 9748411460

E-mail : accounts@belanis.com

Address : 43/3, HAZRA ROAD, BALLUGUNGE, KOLKATA 19

Applicant Name : Mr Saswati Sharma

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000342017/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	22035
2	16031000342017/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	120020
		Total		142055

In Words : Rupees One Lakh Forty Two Thousand Fifty Five only

1438/16

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16031000342017/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Shilpi Paul 12, Joy Bhattacharjee Lane, P.O:- Bagbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN - 700003	Seller			
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
2	Mr Suresh Kumar Agarwal 22A, Buroshibtalla Main Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Representative of Buyer [Rochita Construction Pvt Ltd]			

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	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	Mrs Shilpi Paul, Mr Suresh Kumar Agarwal	

(Md Shadman)

DISTRICT SUB-REGISTRAR

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

Major Information of the Deed

Deed No :	I-1603-04558/2016	Date of Registration	9/22/2016 5:26:59 PM
Query No / Year	1603-1000342017/2016	Office where deed is registered	
Query Date	15/09/2016 1:52:43 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. : 9051404411, 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. 20,00,000/-		Rs. 20,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,20,120/- (Article:23)		Rs. 22,035/- (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. 38G, Ward No: 65

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		56.24 Sq Ft	7,00,000/-	7,00,000/-	Property is on Road

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Ashutosh Ch Avenue -- Bamun Para Lane) , , Premises No. 52E, Ward No: 65

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		132.4 Sq Ft	12,76,000/-	12,76,000/-	Property is on Road
	Grand Total :				**.4323Dec**	**19,76,000 /-**	**19,76,000 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	20 Sq Ft.	6,000/-	6,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 20 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
S2	On Land L2	60 Sq Ft.	18,000/-	18,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 60 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	**80 sq ft**	**24,000 /-**	**24,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs Shilpi Paul** Wife of Shri Prasanta Paul 12, Joy Bhattacharjee Lane, P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CARPP9095H, Status :Individual, Executed by: Self, Date of Execution: 21/09/2016 , Admitted by: Self, Date of Admission: 21/09/2016 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Rochita Construction Pvt Ltd** 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AADCS6692Q, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Suresh Kumar Agarwal** Son of Mr Ramji Lal Agarwal 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 Pvt Ltd (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 Mrs Shilpi Paul, Mr Suresh Kumar Agarwal	

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Shilpi Paul	Rochita Construction Pvt Ltd-0.128884 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Shilpi Paul	Rochita Construction Pvt Ltd-0.303417 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Shilpi Paul	Rochita Construction Pvt Ltd-20 Sq Ft
Transfer of property for S2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Shilpi Paul	Rochita Construction Pvt Ltd-60 Sq Ft

Endorsement For Deed Number : I - 160304558 / 2016

On 15-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,00,000/-

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

On 21-09-2016

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

Presented for registration at 18:00 hrs on 21-09-2016, at the Private residence by Mr Suresh Kumar Agarwal ,.

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

Execution is admitted on 21/09/2016 by Mrs Shilpi Paul, Wife of Shri Prasanta Paul, 12, Joy Bhattacharjee Lane, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 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 21-09-2016 by Mr Suresh Kumar Agarwal, Director, Rochita Construction Pvt Ltd, 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Bullygunge, 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

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

On 22-09-2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,035/- (A(1) = Rs 21,989/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,035/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2016 6:22PM with Govt. Ref. No: 192016170023799741 on 20-09-2016, Amount Rs: 22,035/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1045263464 on 20-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,20,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 580421, Amount: Rs.100/-, Date of Purchase: 19/09/2016, Vendor name: Samiran Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2016 6:22PM with Govt. Ref. No: 192016170023799741 on 20-09-2016, Amount Rs: 1,20,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1045263464 on 20-09-2016, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 136381 to 136410

being No 160304558 for the year 2016.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by UTPAL KUMAR BASU
Date: 2016.09.26 16:01:05 +05:30
Reason: Digital Signing of Deed.

UKBasu

(Utpal Kumar Basu) 26/09/2016 16:01:04

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)