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

THIS DEED OF CONVEYANCE is made this the 23rd day of September, Two Thousand and Sixteen (2016) BETWEEN **SHRI DHRUBA PAL [PAN - BZQPP8606R]**, by faith - Hindu, by citizenship - Indian, by occupation - Retired, son of Late Basanta Kumar Paul, residing at 52/E, Bondel Road, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019, K.M.C. Ward No. 65, hereinafter referred to as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or

19 SEP 2016
9 SEP 2016

5953 Date.....
Sold to..... Rochita construction (P) Ltd
of..... 43/3 Hetro Ad
Rupees..... 100 10 19

Del
Signature of
Stamp Vendor
Name: P. K. Das
Address: 11, ...

Subdr. Mr. Agrawal



veti-4093

ROCHITA CONSTRUCTION PVT. LTD,

Subdr. Mr. Agrawal

DIRECTOR



veti-4094



Dhruva Ad.

District Sub-Registrar-III
Alipore, South 24 Parganas

23 SEP 2016

Identified by me
Saswati Sharma
Adv
Alipore Judges Court
WB 148/1993

context be deemed to mean and include his heirs, executors, 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.

...be deemed to mean and include his heirs, assigns, administrators, legal representatives, successors, nominees and assigns of the ONE PART AND JOINT CONSTRUCTION PRIVATE LIMITED (PVT.) COMPANY, having its office at 43/5, Hazratganj, Lucknow - 226001, K.M.C. Ward No. 18, Benaras, which term expressions shall unless excluded by or contrary to the subject or context be deemed to include its successors-in-interest, successors-in-office and assigns of the OTHER PART.

...of the said land and the same shall be deemed to include its heirs, assigns, administrators, legal representatives, successors, nominees and assigns of the ONE PART AND JOINT CONSTRUCTION PRIVATE LIMITED (PVT.) COMPANY, having its office at 43/5, Hazratganj, Lucknow - 226001, K.M.C. Ward No. 18, Benaras, which term expressions shall unless excluded by or contrary to the subject or context be deemed to include its successors-in-interest, successors-in-office and assigns of the OTHER PART.



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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 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 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 Basanta 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** undivided 1/9th (one-ninth) part or share of Land being 14 (fourteen)



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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 29.02.2000 leaving behind him surviving his wife, namely, Smt. Binapani Pal and 5 (five) sons, namely, Sri Biman Kumar Paul, Sri Swapan Pal, Sri Bholanath Pal, Sri Bhakta Pal and Sri Dhruba Pal and 3 (three) daughters namely, Smt. Gitali Pal, Smt. Mitali Paul and Smt. Manjushree 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 subsequently, the said Smt. Binapani Pal died intestate on 16.05.2004 and on her death her said 5 (five) sons and 3 (three) daughters named above became jointly entitled to her undivided, undemarcated and proportionate share in the said property.

AND WHEREAS thereafter, one of the said three daughters namely, Smt. Manjushree Paul (wife of Benoy Bhusan Paul) of Basanta Kumar Paul, died intestate on 16.10.2008 and on her death her 2 (two) sons namely, Sri Malay Kumar Paul and Sri Mrinal Kanti Paul, inherited her share and interest in the said property as her legal heirs and successors.

Chittick and 32 (two) Square Feet equivalent to 603 (two) hundred and thirty two) Square Feet more or less out of the said piece and part of land measuring about 8 (eight) Contas + (four) Chitticks and 12 (twelve) Square Feet be the same a little more or less together with structures standing thereon or on part thereof being Municipal premises No. 532, Banded Road, Police Station - Kharak, Kharak - 100019, more fully and particularly described in Part - A and Part - B of the RECORD SCHEDULE hereunder written and hereunder referred to as the "said property", filed in volume No. 2503 2000 having effect from extending for title, namely, that, Bhandari Part 1 and 2 (two) parts, namely, 54 Bhandari Kharak Part 1, 54 Bhandari Part 1, 54 Bhandari Part 2 and 3 (three) parts, namely, 54 Bhandari Part 1, 54 Bhandari Part 2 and 3 (three) parts, namely, 54 Bhandari Part 1, 54 Bhandari Part 2 and 3 (three) parts, and successors, who jointly obtained the said 100019, one jointly obtained share and interest in the said premises and said being entitled to undivided, undisturbed and uninterrupted possession of the said property with structure thereon as set forth.



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AND WHEREAS in the event aforesaid, said (1) Sri Biman Kumar Paul, (2) Sri Swapan Pal, (3) Sri Bholanath Pal, (4) Sri Bhakta Pal, (5) Sri Dhruba Pal, (6) Smt. Gitali Pal, (7) Smt. Mitali Paul and two sons of Smt. Manjushree Paul, since deceased, namely, (8) Sri Malay Kumar Paul and (9) Sri Mrinal Kanti Paul became the joint Owners in respect of their respective shares, 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, 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 Basanta Kumar Paul.

AND WHEREAS in the event aforesaid, said (1) Sri Bhanu Kumar Paul
(2) Sri Swarnan Lal, (3) Sri Bhola Nath Paul, (4) Sri Bhaba Lal, (5) Sri
Bhola Lal, (6) Sri Gopal Lal, (7) Sri Mohan Lal and two sons of
Sri Bhola Nath Paul, since deceased, namely, (8) Sri Mahi Kumar
Paul and (9) Sri Mahi Lal Paul because the joint owners in respect of
said respective shares that is, ALL THAT undivided 1/8th (one-eighth)
part or share of land being 6 (six) Chittas and 11 (eleven) pauras
last adjacent to No. 22 (two hundred eighty one point twenty two)
square feet more or less out of the said piece and parcel of land
measuring about 2 (two) Guntas 8 (eight) Chittas 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 situated between No. 200, Bhabal Road, Bhabal Station
- Kharak, Kharak - 700119 adjacent to the right, left and interest on
and upon the eastern boundary, easements and appurtenances therein
as also undivided right of use and enjoyment AND ALSO undivided
1/8th (one-eighth) part or share of land being 24 (twenty four) Chittas
and 32 (thirty two) square feet adjacent to No. 124 (one hundred sixty
two) square feet more or less out of the said piece and parcel of land
measuring about 2 (two) Guntas 8 (eight) Chittas and 11 (eleven)
square feet be the same a little more or less together with 500 (five
hundred) square feet more or less out of the said piece and parcel of land
being situated between No. 200, Bhabal Road, Bhabal Station -
Kharak, Kharak - 700119 adjacent to the right, left and interest on
and upon the eastern boundary, easements and appurtenances therein
as also undivided right of use and enjoyment more fully and particularly
described in Part II of the Schedule of the Record Schedule
herein written and in the "said property" as



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AND WHEREAS said Sri Dhruba Pal, 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 1/8th (one-eighth) undivided and undemarcated share of Land being 35.15 (thirty five point fifteen) 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 as also unfettered right of user and enjoyment **AND ALSO** of 1/8th (one-eighth) undivided and undemarcated share of Land being 82.75 (eighty two point seventy five) 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**".



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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** 1/8th (one-eighth) undivided and undemarcated part or share of Land being 35.15 (thirty five point fifteen) Square Feet more or less together with structure admeasuring 10 (ten) 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** 1/8th (one-eighth) undivided and undemarcated part or share of Land being 82.75 (eighty two point seventy five) Square Feet more or less together with structure admeasuring 35 (thirty five) 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.27,00,000/- (Rupees Twenty Seven Lacs) only, free from all encumbrances, trusts, liens, lispendens, attachments and liabilities of whatsoever and howsoever nature.

AND WHEREAS the Owner/Vendor hereby agrees to sell the said
portion and the Purchaser hereby agrees to purchase the said portion
of land being 35.15 (thirty five point fifteen) square feet more or
less together with structure measuring 10 feet square feet standing
thereon out of undivided 1/32nd (one thirty second) part of land being 6
kath 1 bigha and 1 (thirteen) square feet equivalent to 381.23 (two
hundred eighty one point twenty three) square feet more or less together
with structure measuring 100 feet square feet standing
thereon or in part thereof being Municipal Plot No. 580, Borealis
Road, Police Station - Kanya, Kolkata - 700017, whereas the right
title and interest are and upon the common passage, easements and
appurtenances therein as also undivided right of way and appurtenances
AND ALSO the said portion is ALL THAT 1/32nd (one thirty second) undivided
and undivided part or share of land being 65.75 (sixty five point two five)
square feet square feet more or less together with structure
measuring 35 (thirty five) feet square feet standing thereon out of
undivided 1/32nd (one thirty second) part or share of land being 14 (fourteen)
kathas and 23 (twenty three) bighas and 23 (twenty three) square feet
more or less together with structure
measuring 300 (three hundred) feet square feet standing thereon or on
part thereof being Municipal Plot No. 580, Borealis Road, Police
Station - Kanya, Kolkata - 700017, whereas the right title and
interest are and upon the common passage, easements and
appurtenances therein as also undivided right of way and appurtenances
more fully and particularly described in Part - A and Part - B of the
THIRD SCHEDULE of the Transfer of Property Act, 1882 and for a full consideration
of Rs. 37,00,000/- (thirty seven lakhs only) the said portion and



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NOW THIS INDENTURE WITNESSETH THAT as agreed and upon payment of total consideration of the said sum of Rs.27,00,000/- (Rupees Twenty Seven 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 Purchaser its successor or successors-in-interest and/or assigns the said Portion i.e. **ALL THAT** 1/8th (one-eighth) undivided and undemarcated part or share of Land being 35.15 (thirty five point fifteen) Square Feet more or less together with structure admeasuring 10 (ten) 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** 1/8th (one-eighth) undivided and undemarcated part or share of Land being 82.75 (eighty two point seventy five) Square Feet more or less together with structure admeasuring 35 (thirty five) 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 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 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 Portion 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 successor or successors-in-interest and/or assigns

... (six hundred fifty two) Square Feet more or less
 together with staircase measuring 300 (three hundred) Square Feet
 standing thereon or on part thereof being Municipal Property No. 212,
 Board Road, Police Station - Kanya, Kolkata - 700018 alongside the
 right site and interest on and upon the constant passage easements
 and appurtenances therein as also unfettered right of way and
 enjoyment, more fully and particularly described in Part - 'A' and Part
 - 'B' of the THIRD SCHEDULE hereunder written, OR HOWSOEVER
 otherwise the said parties now or hereafter are or was affected either
 boundedly or known numbered described and distinguished
 TOGETHER WITH all rights and advantages of present and all other
 rights, interests, easements, privileges, appurtenances and appurtenances
 whatsoever in respect of the said portion or any part thereof belonging
 to or enjoyed appertaining to or with the same or any part thereof
 lawfully held used occupied or enjoyed or reputed to belong or be
 appurtenant thereto AND the reversion and reversionary remainder and
 reversionary rights, issues and profits thereof and every part thereof AND
 all the rights and easements right title inheritance use, trust property,
 claims, demands whatsoever in law and equity of the
 Government or any other authority and every part thereof
 AND all the rights, interests and advantages of title which
 in any way related to or appertain to or with the same or any part thereof
 which now are or hereafter may be in the custody, power or
 possession of the Government or any other authority, administrator,
 local organizations and agents of any public body or any
 other person or authority or any local body or any other person or
 authority or any other person or authority or any other person or authority



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... (six hundred fifty two) Square Feet more or less
 together with staircase measuring 300 (three hundred) Square Feet
 standing thereon or on part thereof being Municipal Property No. 212,
 Board Road, Police Station - Kanya, Kolkata - 700018 alongside the
 right site and interest on and upon the constant passage easements
 and appurtenances therein as also unfettered right of way and
 enjoyment, more fully and particularly described in Part - 'A' and Part
 - 'B' of the THIRD SCHEDULE hereunder written, OR HOWSOEVER
 otherwise the said parties now or hereafter are or was affected either
 boundedly or known numbered described and distinguished
 TOGETHER WITH all rights and advantages of present and all other
 rights, interests, easements, privileges, appurtenances and appurtenances
 whatsoever in respect of the said portion or any part thereof belonging
 to or enjoyed appertaining to or with the same or any part thereof
 lawfully held used occupied or enjoyed or reputed to belong or be
 appurtenant thereto AND the reversion and reversionary remainder and
 reversionary rights, issues and profits thereof and every part thereof AND
 all the rights and easements right title inheritance use, trust property,
 claims, demands whatsoever in law and equity of the
 Government or any other authority and every part thereof
 AND all the rights, interests and advantages of title which
 in any way related to or appertain to or with the same or any part thereof
 which now are or hereafter may be in the custody, power or
 possession of the Government or any other authority, administrator,
 local organizations and agents of any public body or any
 other person or authority or any local body or any other person or
 authority or any other person or authority or any other person or authority

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 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 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 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 Portion mentioned in **Part - 'A'**

...well and sufficiently indemnified of and against all ...
...claim, loss or whatever created or suffered by the ...
...from in these premises AND the Owner/Vendor shall hereby be deemed
...his bona fide account, administrator, legal representative, executor,
...and assigns consistent with the Purchase its nature or character
...to ensure that the legal representatives and/or assigns UNDER
...understanding any and all deed or thing whatsoever by the
...Owner/Vendor or any of his predecessors and assigns in this regard
...assumed or knowingly suffered to the contrary the Owner/Vendor has
...at all times have absolute title and authority to grant, sell,
...convey, transfer the actual physical possession, lease and assign or
...expressed or intended as to be true and to the absolute use of
...Purchase its success or successors-in-interest legal representatives
...and assigns in the manner as aforesaid AND THAT the Purchase its
...successor or successors-in-interest and/or legal representatives and/or
...assigns shall and may at all times hereafter peacefully and quietly
...possession and enjoy the said portion and every part thereof and thence
...the same laws and the same without any objection, evasion,
...hindrance and delay whatsoever from or by the
...the Owner/Vendor and any of his predecessors and his legal
...claiming their interest in the same AND FURTHER THAT the
...Owner/Vendor and his legal representatives and assigns shall at all times hereafter
...representatives and assigns shall at all times hereafter
...indemnify and lawfully indemnified the Purchase its success or
...successors-in-interest and/or legal representatives and/or assigns
...and expenses of the same and against all losses
...of any kind and nature whatsoever by the
...of the Owner/Vendor or any of his
...at the contract hereunder contained AND FURTHER HOLD THAT
...the Purchase is purchasing the said portion mentioned in Part - 'A'



District Sub-Registrar-ID
Alipore, S. W. Bengal.

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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.

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.

and Part - IV of the THIRD SCHEDULE herein on good faith and belief
that all distributions, representations and statements made by the
Contractor herein in this and previous sales and the said portion is
true from all circumstances in all respects and in every manner
whenever. The Contractor shall keep the Purchaser informed
for any amendments and/or defect in title, if found any.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Self Explanatory)

PART - A

ALL THAT piece and parcel of land measuring about 2 (two) Cents
situated in Village of ... and ... District of ...
together with 1000 Square Feet structure standing thereon or
on part thereof being ... No. ...
... with the right of way and enjoyment in
... and ...



District Sub-Registrar - W
Alipore. S. ...

23 SEP 2008

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 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 - B

ALL THAT part and parcel of land measuring about 6 being Contain
4 being Contain and 15 being Square feet be the same a this year
or less together with 5000 square feet structures standing thereon or
be part thereof being Municipal Premises No. 52E Boudh Road, Patna
District - Karys Kotwa - 70019 alongwith the right, title and
interest on and upon the common passage, easements and
appurtenances thereon as also whatever right of use and enjoyment in
the said premises and hereof and contained as follows:

ON THE NORTH : By Common Passage.

ON THE EAST : By Passage.

ON THE SOUTH : By Boudh Road and

ON THE WEST : By the land in Premises No. 52D, Boudh Road,
Patna - 70019



District Sub-Registrar-III
Alinora, Bihar, India

23 SEP 2001

ALL THAT notified (78) (measuring) part or share of land being a
part of the land measuring about 6 being Contain and 15 being
Square feet be the same a this year or less together with 5000
square feet structures standing thereon or be part thereof being
Municipal Premises No. 52E Boudh Road, Patna District - Karys
Kotwa - 70019 alongwith the right, title and interest on and
upon the common passage, easements and appurtenances thereon
as also whatever right of use and enjoyment in the said premises
and hereof and contained as follows:

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.

PART - 'B'

ALL THAT undivided $1/9^{\text{th}}$ (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 $1/8^{\text{th}}$ (one-eighth) undivided and undemarcated part or share of Land being **35.15 (thirty five point fifteen) Square Feet** more or less together with R.T. Structure admeasuring **10 (ten) Square Feet** standing thereon out of undivided $1/9^{\text{th}}$ (one-ninth) part or share of Land being 6 (six) Chittacks and 11 (eleven) Square Feet equivalent to

part thereof being Municipal Premises No. 232, Bondel Road, Police Station - Kanaya, Kollata - 700019 alongwith the right title and interest on and upon the common passage, easements and appurtenances therein as also undisturbed right of user and enjoyment in the part of the said premises as mentioned in the First Schedule herein.

PART - W

ALL THAT undivided 1/9th (one-ninth) part or share of land being 14 (fourteen) Chittaks and 32 (thirty two) Square Feet equivalent to 803 (six hundred and three) Square Feet more or less out of the said parcel and parcel of land measuring about 8 (eight) Chittaks 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. 232, Bondel Road, Police Station - Kanaya, Kollata - 700019 alongwith the right title and interest on and upon the common passage, easements and appurtenances therein as also undisturbed right of user and enjoyment in the part of the said premises as mentioned in the herein.



PART - X

ALL THAT undivided 1/9th (one-ninth) part or share of land being 6 (six) Chittaks and 11 (eleven) Square Feet equivalent to 1403 (one thousand four hundred and three) Square Feet more or less together with structures measuring 10 (ten) Square Feet standing thereon out of undivided 1/9th (one-ninth) part or share of land being 6 (six) Chittaks and 11 (eleven) Square Feet equivalent to 1403 (one thousand four hundred and three) Square Feet more or less together with structures measuring 10 (ten) Square Feet standing thereon or on part thereof being Municipal Premises No. 232, Bondel Road, Police Station - Kanaya, Kollata - 700019 alongwith the right title and interest on and upon the common passage, easements and appurtenances therein as also undisturbed right of user and enjoyment in the part of the said premises as mentioned in the herein.

District Sub-Registrar-10
Alipore

23 SEP 2011

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 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 1/8th (one-eighth) undivided and undemarcated part or share of Land being **82.75 (eighty two point seventy five) Square Feet** more or less together with R.T. Structure admeasuring **35 (thirty five) 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.

187 1/2 two hundred eighty and point twenty two square feet more or less together with surplus adjoining 100 (hundred) square feet standing thereon or on part thereof being Municipal Plot No. 300, District Board, Police Station - Kanga, Kolkata - 700012 within the Municipal limits of the Kolkata Municipal Corporation, Ward No. 65 against the right title and interest on and upon the common boundary, easements and appurtenances therein as also unalienated right of way and enjoyment as the part of the said premises as mentioned in the first schedule herein and the said premises delineated in the map as 'A' enclosed hereto and therein shown in 'RED' coloured border.

PART - II

ALL THAT 1/2 (one eighth) undivided and undivided part of share of land being 81.75 (eighty two point seventy five) square feet more or less together with 1/2 (one eighth) undivided 55 (fifty five) square feet standing thereon and of undivided 1/2 (one eighth) part or share of land being 14 (fourteen) Chittaks and 32 (thirty two) square feet together with 1/2 (one eighth) undivided 300 (three hundred) square feet standing thereon or on part thereof being Municipal Plot No. 300, District Board, Police Station - Kanga, Kolkata - 700012 within the Municipal limits of the Kolkata Municipal Corporation, Ward No. 65 against the right title and interest on and upon the common boundary, easements and appurtenances therein as also unalienated right of way and enjoyment as the part of the said premises as mentioned in the first schedule herein and the said premises delineated in the map as 'B' enclosed hereto and therein shown in 'RED' coloured border.



District Sub-Registrar-III
Alipore, S...

23 SEP 2011

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 :

Dhruva Pal.

1) Avijit Pal
52/E Bondel Road Kol-19

2) Debabrata Banerjee
A/4, Chitrayarajan Colony
Kol - 700 92

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

ROCHITA CONSTRUCTION PVT. LTD.

Sudhakar Agrawal

DIRECTOR

1) Avijit Pal
52/E Bondel Road Kol-19

2) Debabrata Banerjee

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

[Faint handwritten signature]

SIGNED SEALED AND DELIVERED
by the OBSERVER/REGISTRAR at Kolkata
in the presence of

[Faint handwritten text]

[Faint handwritten text]

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

REGISTRATION PVT. LTD.
[Faint handwritten text]
DIRECTOR



District Sub-Registrar-III
Alipore. S. *[Signature]*

23 SEP 2008

MEMO OF CONSIDERATION

Received from the within named **Purchaser** the within mentioned sum of Rs.27,00,000/- (Rupees Twenty Seven 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:-

Dhruva Pal

Dated	Cheque/ Draft No.	Drawn On	Amount
04.10.15	013608	ICICI Bank, Bhowanipore Branch	1,60,000.00
04.10.15	013617	DO	1,00,000.00
12.09.16 14.09.16	531866 533689	ICICI Bank, R.N. Mukherjee Road Branch, Kolkata.	24,40,000.00
Total :::			27,00,000.00

(Rupees Twenty Seven Lacs) only.

ROCHITA CONSTRUCTION PVT. LTD.
member in. Agreement
DIRECTOR

Dhruva Pal

Signature of the Owner/Vendor

Witness :

- 1) Aniljit Pal
- 2) Debabrata Banerjee

Drafted by me & Identified by me.

Saswati Sharma
Advocate WB) 48/1993

Typed by me.

Nareek Chandra Das,

MEMO OF CONFORMATION

Received from the within named Purchaser the within mentioned sum of Rs 17,00,000/- (Rupees Twenty Seven Lacs) only, as full and final payment of the total consideration money against sale of the said Plot. The details of payment are as follows:-

Amount	Drawn On	Receipt No.	Date
1,00,000.00	KICI Bank, Showroom Branch	01302A	14.10.18
1,00,000.00	DO	01301V	04.10.18
24,40,000.00	KICI Bank, R.M. Mohanagar Branch, Mysore	00922B	14.10.18
Total in			
27,00,000.00			

RECEIVED
17,00,000/-

18



Signature of the District Sub-Registrar

District Sub-Registrar-III
Alipore, S...

23 SEP 2018

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



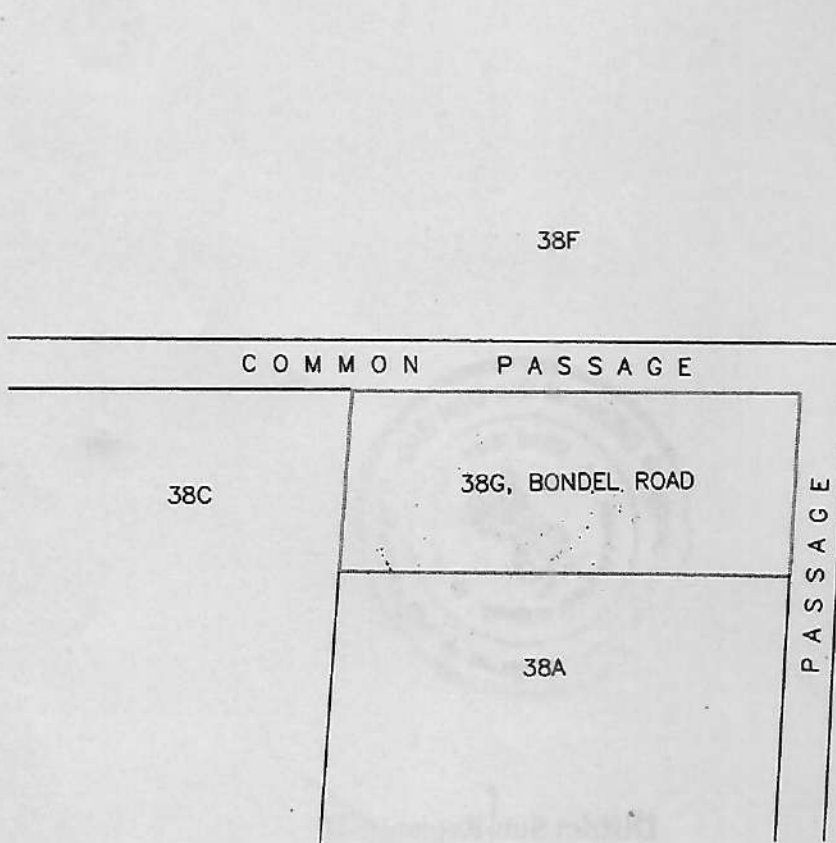
SCALE-1:25

ROCHITA CONSTRUCTION PVT. LTD.

Sudha M. Agrawal

DIRECTOR

Dhruva Pal.



SITE PLAN

THE PLAN OF THE PONDAL HOUD
WARD NO - 12 P-2 - KALKA KALKA - 700 010
LAND AREA = 32-000-1121
LAND AREA MARKED BY THE BOARD



THE DISTRICT SUB-REGISTRAR
ALIPORE



District Sub-Registrar-III
Alipore, S...

23 SEP 2018

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



SCALE-1:25



ROCHITA CONSTRUCTION PVT. LTD.

Subhojit M. Aggarwal

DIRECTOR

Subhojit M. Aggarwal



SCALE 1:5000

THE PLAN OF THE ABOVE LAND
NO. 102 - KARAVATI - KARAVATI - KARAVATI - KARAVATI
LAND AREA 102 - KARAVATI - KARAVATI
LAND AREA MARKED BY THE SURVEY



District Sub-Registrar-III
Alipore, West Bengal


23 SEP 2011

SPECIMEN FOR TEN FINGER PRINT

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

Name: DHRUBA PAL

Signature: Dhruba Pal

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

Name: SURESH KUMAR AGARWAL

Signature: Suresh K. Agarwal

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

Name:

Signature:

STAMP FOR TEN FINGER PRINT

THUMB	INDEX	MIDDLE	RING	PINKY	LEFT	
THUMB	INDEX	MIDDLE	RING	PINKY		
THUMB	INDEX	MIDDLE	RING	PINKY	RIGHT	
THUMB	INDEX	MIDDLE	RING	PINKY		

Name: _____
 Signature: _____

THUMB	INDEX	MIDDLE	RING	PINKY	LEFT	
THUMB	INDEX	MIDDLE	RING	PINKY		
THUMB	INDEX	MIDDLE	RING	PINKY	RIGHT	
THUMB	INDEX	MIDDLE	RING	PINKY		

Name: _____
 Signature: _____

THUMB	INDEX	MIDDLE	RING	PINKY	LEFT	
THUMB	INDEX	MIDDLE	RING	PINKY		
THUMB	INDEX	MIDDLE	RING	PINKY	RIGHT	
THUMB	INDEX	MIDDLE	RING	PINKY		



District Sub-Registrar-III
 Alipore, ...

23 SEP 2011



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 16031000345573/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Dhruba Pal 52/E, Bondel Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller			
SI 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	Represent ative of Buyer [Rochita Constructi on Pvt Ltd]			
SI 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	Shri Dhruba Pal, Mr Suresh Kumar Agarwal			

(Utpal Kumar Basu)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal

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

GRN: 19-201617-002420994-1 Payment Mode Online Payment
GRN Date: 22/09/2016 16:33:34 Bank : ICICI Bank
BRN : 1046323710 BRN Date: 22/09/2016 16:52:16

DEPOSITOR'S DETAILS

Id No. : 16031000345573/4/2016
[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, BALLYGUNGE, 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 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000345573/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	29735
2	16031000345573/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	162020
Total				191755
In Words :	Rupees One Lakh Ninety One Thousand Seven Hundred Fifty Five only			

Major Information of the Deed

Deed No :	I-1603-04637/2016	Date of Registration	9/26/2016 6:18:43 PM
Query No / Year	1603-1000345573/2016	Office where deed is registered	
Query Date	19/09/2016 1:19:37 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. 27,00,000/-	Rs. 27,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,62,120/- (Article:23)	Rs. 29,735/- (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. 52E, Ward No: 65

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		35.15 Sq Ft	12,00,000/-	12,00,000/-	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. 38G, Ward No: 65

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L2			Bastu		82.75 Sq Ft	14,83,500/-	14,83,500/-	Property is on Road
Grand Total :					.2702Dec	26,83,500 /-	26,83,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10 Sq Ft.	6,000/-	6,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 10 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	35 Sq Ft.	10,500/-	10,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 35 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		45 sq ft	16,500 /-	16,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Dhruba Pal Son of Late Basanta Kumar Paul 52/E, Bondel Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. BZQPP8606R, Status :Individual, Executed by: Self, Date of Execution: 23/09/2016 , Admitted by: Self, Date of Admission: 23/09/2016 ,Place : Pvt. Residence

Buyer Details :

SI 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. AACCS6692Q, Status :Organization

Representative Details :

SI 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 Shri Dhruba Pal, Mr Suresh Kumar Agarwal	

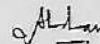
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhruba Pal	Rochita Construction Pvt Ltd-0.0805522 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhruba Pal	Rochita Construction Pvt Ltd-0.189636 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhruba Pal	Rochita Construction Pvt Ltd-10 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhruba Pal	Rochita Construction Pvt Ltd-35 Sq Ft

Endorsement For Deed Number : I - 160304637 / 2016

On 19-09-2016

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 27,00,000/-



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

On 23-09-2016

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

Presented for registration at 17:48 hrs on 23-09-2016, at the Private residence by Mr Suresh Kumar Agarwal ,

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

Execution is admitted on 23/09/2016 by Shri Dhruba Pal, Son of Late Basanta Kumar Paul, 52/E, Bondel Road, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person

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 23-09-2016 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

UK Basu

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

On 26-09-2016

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 29,735/- (A(1) = Rs 29,689/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,735/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/09/2016 4:52PM with Govt. Ref. No: 192016170024209941 on 22-09-2016, Amount Rs: 29,735/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1046323710 on 22-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,62,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,62,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 580413, 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 22/09/2016 4:52PM with Govt. Ref. No: 192016170024209941 on 22-09-2016, Amount Rs: 1,62,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1046323710 on 22-09-2016, Head of Account 0030-02-103-003-02

UK Basu

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 138604 to 138633
being No 160304637 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.09.28 18:04:40 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 28/09/2016 18:04:39
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)