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पश्चिम बंगाल
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पश्चिम बंगाल WEST BENGAL

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

us
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 SWAPAN PAL [PAN - AFOPPO716P]**, by faith - Hindu, by citizenship - Indian, by occupation - Service, 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

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5955 Date.....
Sold to..... Rochita construction (or) no
of..... 43/3 Hazre rd k-19
Rupees..... 100

[Signature]

Saminan Das
District Vendor
Alipore Judice Court
South 24 Parg. KOLK

[Signature]



NETI-6093

ROCHITA CONSTRUCTION PVT. LTD.

[Signature]

DIRECTOR



NETI-4094



[Signature]

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

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.

... of the ... and ... his ...
... of the ... PRIVATE
... under the
... Police
... K.M.C. Ward
...
... by ... Hindu,
... at 22A,
... Police Station -
... referred to
... unless excluded
... to include the
... 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

AND WHEREAS the said Mahan 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 32, Bhabai Road, Kolkata - 700014, whereby and whereunder the said Mahan Mohan Paul appointed his two sons, namely, Sri Hariyaya Paul and Sri Kisan Hari Paul as the Executors of the said Will.

AND WHEREAS on the 27th day of July 1937 the said Mahan Mohan Paul died leaving behind him his last and final Testament wherein he named his 6 sons, namely, Hariyaya Paul, Dhanu Hari Paul, Kisan Hari Paul, Hari Paul, Hari Gopal Paul and Hari Gopal Paul and two sons of his predeceased son Hari Gopal Paul, namely, Jitendra Nath Paul and Nandan Paul to be the beneficiaries of his movable and immovable properties his legal heirs and assigns.

AND WHEREAS after the death of Mahan Mohan Paul the Executors named in the said Will dated 24th January 1928, applied for and obtained grant of Probate of the said Will from the Court of January 1928 of Madras, and the District Judge, the estate of the said Mahan Mohan Paul, after being divided into and in favour of the beneficiaries, namely, Hariyaya Paul, Dhanu Hari Paul, Kisan Hari Paul, Hari Paul, Hari Gopal Paul and Hari Gopal Paul, and two sons of his predeceased son Hari Gopal Paul, namely, Jitendra Nath Paul and Nandan Paul, as per their respective allotments in execution of the said Will dated 24th January 1928.



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AND WHEREAS by a registered Partition Deed dated 20th March 1938 between the co-owners, the said Dhanu Hari Paul was allotted 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

Chittack 11 52 Pt more or less being a demarcated portion of
Municipal Premises No 28 Bhandel Road, Kolkata - 700019 as well as
the part and parcel of land measuring an area of 8 Cottas 4 Chittack
15 52 Pt more or less being a demarcated portion of Municipal
Premises No 28 Bhandel Road, Kolkata - 700019 alongwith the right
title and interest on and upon the structures standing thereat amongst
others and contentees, the essential and appurtenances therein.

AND WHEREAS in the year 1952, said Dhanu Hari Paul became
the absolute owner of all that part and parcel of land measuring
an area of 8 Cottas 4 Chittack 15 52 Pt more or less being a
demarcated portion of Municipal Premises No 28 Bhandel Road, Kolkata
- 700019 as well as the part and parcel of land measuring an area of
8 Cottas 4 Chittack 15 52 Pt more or less being a demarcated
portion of Premises No 28 Bhandel Road, Kolkata - 700019 alongwith
the right title and interest on and upon the common passageway
structures and appurtenances standing thereat as also contentees
thereat as also contentees, the essential and appurtenances therein
noted and recorded in the Municipal Register of the
Kolkata Municipal Corporation subsequently numbered as
Premises No 28 Bhandel Road, Kolkata - 700019
respectively, more fully and particularly as described in Part - 'A' and
Part - 'B' of the FIRST SCHEDULE hereto written and hereinafter
referred to as "said premises".



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AND WHEREAS the said premises are now being held by the following persons:
(i) Basanti Kumar Paul, (ii) Santosh Kumar Paul, (iii) Pramad Kumar Paul,
(iv) Pramad Kumar Paul and (v) Pradip Kumar Paul and 4 (four)
daughters namely (i) Smt. Kalyani Paul, (ii) Smt. Bharti Paul,
(iii) Smt. Kalyani Paul and (iv) Smt. Binay 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**

heirs and representatives who thus jointly inherited the said premises of the said Late Durbay Mohi Paul and having undivided and undivided 1/10th share each.

AND WHEREAS the said late deceased of the said premises, said Late Durbay Mohi Paul (deceased) also died intestate on 07.04.1983 leaving behind his eldest son and daughter who thus jointly inherited the said premises and the said son and daughter became owners of undivided and equal shares in the said premises each in respect of the said premises by their predecessors in law, namely Late Durbay Mohi Paul.

AND WHEREAS the said son and daughter of the said premises having undivided 1/10th share each therein, one of the daughter of said Durbay Mohi Paul died intestate leaving behind her only son, Late Durbay Mohi Paul as her only heir and the said Late Durbay Mohi Paul inherited the said undivided 1/10th share in respect of the said premises.



AND WHEREAS the said Late Durbay Mohi Paul, since deceased, one of the sons of Late Durbay Mohi Paul, who being seized and possessed of the said premises and being entitled to the undivided 1/10th share therein, died intestate on 07.04.1983 leaving behind his only son, Late Durbay Mohi Paul (deceased) and 11 (eleven) other children, namely Late Durbay Mohi Paul (deceased) and 11 (eleven) other children, who thus jointly inherited the said premises and the said Late Durbay Mohi Paul (deceased) and 11 (eleven) other children became owners of undivided and equal shares in the said premises each in respect of the said premises by their predecessors in law, namely Late Durbay Mohi Paul (deceased) and 11 (eleven) other children.

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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 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.

undivided 1/8th remaining part of share of land being 14 (fourteen)
Chittacks and 32 (thirty two) shares being equivalent to 602 (six
hundred and two) shares being more or less all of the said piece and
part of land of the said piece being 8 (eight) Chittacks and
15 (fifteen) shares being the same or little more or less together with
structure of the said piece of land being thereof being Municipal
premises No. 24, 25 and 26, being situated in Part - A and Part -
B of the said piece of land being thereof being written and hereinafter
referred to as the "said property", and situated on 29.02.2000 leaving
behind him share with wife, namely, Smt. Binapani Pal and 5 (five)
sons, namely, Sri Manoj Kumar Pal, Sri Anoop Pal, Sri Bholanath
Pal, Sri Binayak Pal and Sri Dinesh Pal and 3 (three) daughters namely,
Smt. Ganga Pal, Smt. Mani Pal and Smt. Manishree Pal, as his legal
heir, he and his wife and his sons who jointly inherited the said 1/8th
share of land of the said piece of land being thereof being in the said premises and each
being entitled to an equal share of the said property and proportional respective
share of the said property on or after the date thereof.



AND WHEREAS the said Binapani Pal died
intestate on the 14th day of 1980 and her 5 (five) sons and 3
daughters being her legal heirs jointly entitled to her undivided
share of land of the said piece of land being thereof being property.

AND WHEREAS the said Binapani Pal died
intestate on the 14th day of 1980 and her 5 (five) sons and 3
daughters being her legal heirs jointly entitled to her undivided
share of land of the said piece of land being thereof being property.

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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 said Sri Swapan Pal, the Owner herein, has thus become 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**".

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 15 (fifteen) 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 40 (forty) 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 Government hereby agrees to sell the said
Portion and the Government hereby agrees to purchase the said Portion
i.e. ALL THAT 1/8th (one-eighth) undivided and undemarcated part of
share of land being 20 (twenty) square feet more or
less together with various admeasurements 15 (fifteen) square feet
standing thereon out of undivided 1770 (one-thousand seven hundred and
seventy) being 2 (two) hundred and 11 (eleven) square feet equivalent to
281.32 (two hundred eighty one point three two) square feet more or
less together with various admeasurements 100 (hundred) square feet
standing thereon out of part thereof being Municipal Premises No. 38A,
Bongal Road, Kalyan Pargana - Kalyan Pargana - 700019 alongwith the
right title and interest in and over the common passage, easements
and appurtenances therein as also reserved right of user and
enjoyment AND ALSO the said Portion is ALL THAT 1/8th (one-eighth)
undivided and undemarcated part of share of land being 82.75 (eighty
two point seventy five) square feet more or less together with various
admeasurements 40 (forty) square feet standing thereon out of undivided
1770 (one-thousand seven hundred and seventy) being 14 (fourteen) Chittankas
and 33 (thirty three) square feet more or less together with various
admeasurements 200 (two hundred) square feet standing thereon or on part thereof
being Municipal Premises No. 38A, Bongal Road, Police Station -
Kalyan Pargana - Kalyan Pargana - 700019 the right title and interest in and
over the same and appurtenances therein as



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also mentioned in the Schedule of the THIRD SCHEDULE
described in Part II of the THIRD SCHEDULE
of the Act of 1956 and the value of the said
portion is Rs. 27,00,000/-
and the said portion is being sold only for all encumbrances, trusts,
mortgages, attachments, and liabilities of whatsoever and
whomever nature.

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 15 (fifteen) 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 40 (forty) 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

... payment of total consideration of the sum of Rs.27,00,000/-
... (Receipt being shown to the purchaser to the
... Owner/ Vendor as to being the receipt of these presents (the receipts
... whereof the Vendor/ Vendor's agent hereby admit and acknowledge) the
... Owner/ Vendor/ Vendor's agent hereby admit and transfer the said Portion and
... every part thereof and hereby hereby warrant, release and forever discharge
... the Purchaser his heirs and assigns in interest and/or permitted
... assigns and agents of all their and also the said Portion, the
... Owner/ Vendor/ Vendor's agent hereby admit and hereby by these presents
... absolute grant, full conveyance, transfer, assign and assigns the absolute
... right title and interest alongwith physical possession into the
... Purchaser his heirs and assigns in interest and/or assigns the
... said Portion as ALL THAT 1886 (one-eighty) undivided and
... undemarcated part of area of land being 35.15 (thirty five point
... fifteen) square feet more or less situated with structure measuring
... 15 (fifteen) square feet out of undivided 198 (one-
... ninety) part of area of land being 11 (eleven) Chittaks and 11 (eleven)
... hundred and eighty one point twenty
... (one hundred and eighty one point twenty) square measuring 10
... (ten) feet by 10 (ten) feet or on part thereof being
... situated between the said Police Station - Kalyan,
... Police Station - Kalyan, the right, title and interest on and upon the
... portion of land measuring and measuring therein as also
... undivided part of the said Portion i.e.
... ALL THAT 1886 (one-eighty) undivided part of
... share of total land being 1886 (one-eighty) square feet
... more or less together with structure measuring 40 (forty) square feet
... standing therein and of undivided 198 (one-ninety) part or share of
... land being 14 (fourteen) Chittaks and 11 (eleven) square feet
... divided to 4-1 (one-fourth) part square feet more or less



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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 forever freed and discharged from or otherwise by the Owner/Vendor

together with... standing thereon... right title and... and enjoyment... OR HOWSOEVER... TOGETHER WITH... rights... whatsoever... to... usually... appointment... AND... all the... Owner/Vendor... AND... in any way... which now... possession... legal... can... in equity to... the said... transferred... with his... Pursuant... former...



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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'** and **Part - 'B'** of the **THIRD SCHEDULE** herein on good faith and belief

well and sufficiently indemnified of and against all circumstances
claims, liens and charges not otherwise provided or released by the Owner/Vendor
from to these terms AND the Owner/Vendor both hereby for them
the party, its legal representatives, legal representatives, successors
and assigns to whom with the Vendor as successor or successor
hereby, together with legal representatives and/or assigns THAT
notwithstanding what is stated or implied whatsoever by the
Owner/Vendor or any of his predecessors and assigns in title done or
executed or lawfully carried in the past by the Owner/Vendor and
of all those who should have title and authority to grant, sell,
convey, transfer, the party of record in record, assigns and assigns or
expressed or intended to be made and to the absolute use of
the party, its legal representatives and assigns THAT the purchase the
and assigns in the name of the party, its legal representatives and/or
assigns, its legal representatives and assigns and/or assigns and/or
assigns and/or assigns and/or assigns and/or assigns and/or assigns
and/or assigns and/or assigns and/or assigns and/or assigns and/or
assigns and/or assigns and/or assigns and/or assigns and/or assigns
the party, its legal representatives and assigns and/or assigns and/or
assigns and/or assigns and/or assigns and/or assigns and/or assigns
the Owner/Vendor and/or assigns and/or assigns and/or assigns and/or
assigns and/or assigns and/or assigns and/or assigns and/or assigns
claiming from under the party, its legal representatives and/or
assigns and/or assigns and/or assigns and/or assigns and/or assigns
any of his predecessors and/or assigns and/or assigns and/or assigns
Owner/Vendor and/or assigns and/or assigns and/or assigns and/or
assigns and/or assigns and/or assigns and/or assigns and/or assigns
representatives and/or assigns and/or assigns and/or assigns and/or
indemnify and/or assigns and/or assigns and/or assigns and/or assigns
successors and/or assigns and/or assigns and/or assigns and/or assigns
against all losses and/or assigns and/or assigns and/or assigns and/or
by reason of any defect in title to the Owner/Vendor or any breach
of the covenants hereunder contained AND FURTHER MORE THAT
the purchaser is purchasing the said portion mentioned in Part - 'A'
and Part - 'B' of the THIRD SCHEDULE hereon in good faith and belief



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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.

that all declarations, representations and statements made by the
owner/vendor in this deed and the said portion is
true from all encumbrances in all respects and in every manner
whenever the owner/vendor shall keep the purchaser indemnified
for any encumbrances or defect in title, if found any.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Read hereinafter)

PART - I

ALL THAT piece and parcel of land measuring about 3 (three) Cottas
8 (eight) Chintams and 1 (one) Dabai for the same a little more
or less together with the building standing thereon or
on part thereof and a well situated at No. 280 Bondel Road, Police
Station - Kharai, District - Cuttack, State of Orissa, the right title and
interest on and the same, together with all appurtenances and
appurtenances thereto, and the right of use and enjoyment in
the said premises and the same as follows:



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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 thereof being Municipal Premises No. 38G, Bondel Road, Police

PART - II

ALL THAT piece and parcel of land measuring about 8 (eight) Cottahs
of land situated and bounded as follows: -
or less together with 2000 (two thousand) square feet be the same a little more
on part thereof being the right of way for the Boudel Road, Police
Station, Boudel Road, 7000 (seven thousand) square feet the right, title and
interest in and upon the common passage, easements and
appurtenances of the said piece and parcel and bounded as follows:

ON THE NORTH: By Common Passage.

ON THE EAST: By Passage.

ON THE SOUTH: By Boudel Road.

ON THE WEST: By the Boudel Road.



THE RECORDS OF THIS OFFICE REFERRED TO

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ALL THAT piece and parcel of land measuring about 8 (eight) Cottahs
of land situated and bounded as follows: -
or less together with 2000 (two thousand) square feet be the same a little more
on part thereof being the right of way for the Boudel Road, Police
Station, Boudel Road, 7000 (seven thousand) square feet the right, title and
interest in and upon the common passage, easements and
appurtenances of the said piece and parcel and bounded as follows:

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 1/9th (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 1/8th (one-eighth) undivided and undemarcated part or share of Land being **35.15 (thirty five point fifteen) Square Feet** more or less together with R.T. Structure admeasuring **15 (fifteen) 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

Station - Kanya Kolsa - 70012 - regarding the right, title and interest on and upon the common message, easements and appurtenances therein as also referred to in the First Schedule herein. The part of the land is shown as mentioned in the First Schedule herein.

PART - II

ALL THAT undivided 1/40th part or share of Land being 14 (fourteen) Chitaks and 33 (thirty three) Square Feet equivalent to 603 (six hundred and three) Sq. Ft. more or less out of the said piece and parcel of land measuring about 18 (eighteen) Chitaks 4 (four) Chitaks and 15 (fifteen) Square Feet for the area a little more or less together with 100 Square Feet area of standing water thereon or on part thereof being Messaged Property No. 525, Boudhal Road, Police Station - Kanya Kolsa - 70012 and with the right, title and interest on and upon the common message, easements and appurtenances therein as also referred to in the part of the said



THE PARTS OF THE ABOVE REFERRED TO

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ALL THAT undivided 1/40th part or share of Land being 14 (fourteen) Chitaks and 33 (thirty three) Square Feet equivalent to 603 (six hundred and three) Sq. Ft. more or less out of the said piece and parcel of land measuring about 18 (eighteen) Chitaks 4 (four) Chitaks and 15 (fifteen) Square Feet for the area a little more or less together with 100 Square Feet area of standing water thereon or on part thereof being Messaged Property No. 525, Boudhal Road, Police Station - Kanya Kolsa - 70012 and with the right, title and interest on and upon the common message, easements and appurtenances therein as also referred to in the part of the said

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 **40 (forty) 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.

Part - 1
The map shows the area together with structure measuring 100 (hundred) square feet including portion of the plot which is being Municipal Premises No. 220, located at, Police Station - Karays, Kolkata - 700019 within the Municipal limits of the Kolkata Municipal Corporation, Ward No. 23 situated on the right side and interest on and upon the common boundary and appurtenances therein as also the area of plot of land and enjoyment in the part of the said premises as mentioned in the Part Schedule herein and the said premises shown in the map of the annexed hereto and thereon shown in 'RED' colored border.



District Sub-Registrar-III
Alipore, South 24 Parganas.

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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 :

Goapan Pal.

1) *Bhola Nath Pal*
52E Bondel Rd
Kolkata - 700019.

2) *Sandipan Paul*

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

ROCHITA CONSTRUCTION PVT. LTD.

Sudhakar Agrawal
DIRECTOR

1) *Bhola Nath Pal*

2) *Sandipan Paul*
Mukundapur, Durgam
Raothi Housing Complex
Buil - 550/2 B (flat)
Kol - 700152

IT WITNESSETH THAT THE PARTIES HERETO HAVE HERETOFORE AND
SIGNED AND DELIVERED THE FOREGOING INSTRUMENTS OF THE DATE, MONTH AND YEAR FIRST
ABOVE WRITTEN.

Handwritten signature

SIGNED AND DELIVERED
BY THE PURCHASER AS
IN THE PRESENCE OF



SIGNED AND DELIVERED
BY THE PURCHASER
IN THE PRESENCE OF

TECHNICAL CONSTRUCTION PVT. LTD.
Handwritten signature
DIRECTOR

District Sub-Registrar-III
Alipore, South 24 Parganas.

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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:-

Dated	Cheque/ Draft No.	Drawn On	Amount
04.10.15	013605	ICICI Bank, Bhowanipore Branch	1,60,000.00
04.10.15	013614	DO	1,00,000.00
12.09.16	531863	ICICI Bank, R.N. Mukherjee Road Branch, Kolkata.	24,40,000.00
Total :::			27,00,000.00

(Rupees Twenty Seven Lacs) only.

Sudipam Pal

Signature of the Owner/Vendor

Witness :

1) *Bholanath Pal*

2) *Sandipam Pal.*

Drafted by me & Identified by me.

Sarwati Sharma
Advocate

Typed by me.

Narash Chandra Das.

NB/48/1993

Alipore Judges court

STATEMENT OF RECEIPTS

Received from the within named Party for the within mentioned sum of Rs. 27,00,000.00 (Twenty Seven Lacs only) as full and final payment of the said land/property against sale of the said portion. The details of payment are as follows:

Date	Received from	Particulars	Amount
04.10.15	Bank	Bank	1,50,000.00
05.10.15	Bank	Bank	1,00,000.00
10.09.15	Bank	R.N. Road	24,40,000.00
		Total :-	27,00,000.00



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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



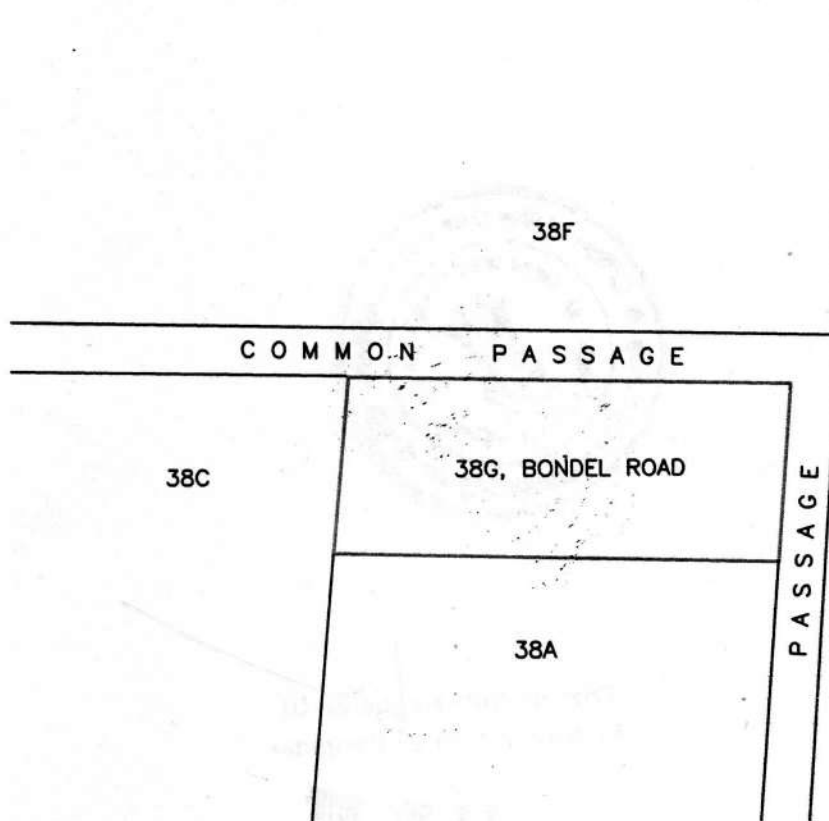
SCALE-1:25

ROCHITA CONSTRUCTION PVT. LTD.

Indra K. Agrawal

DIRECTOR

Prapan Pal



SITE PLAN



SCALE-1:25

SITE PLAN OF 380 BONGRA ROAD
WARD NO. - 22 - 23 - KARAKA KOKATA - 700 018
LAND AREA = 38.808-1128
LAND AREA QUANTIFIED BY RDT BONGRA

ROCHIND CONSTRUCTION PVT. LTD.

Signature

DIRECTOR

Signature



BY SERVICE

District Sub-Registrar-III
Alipore, South 24 Pargana

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SITE PLAN

SITE PLAN OF 52E, BONDEL ROAD

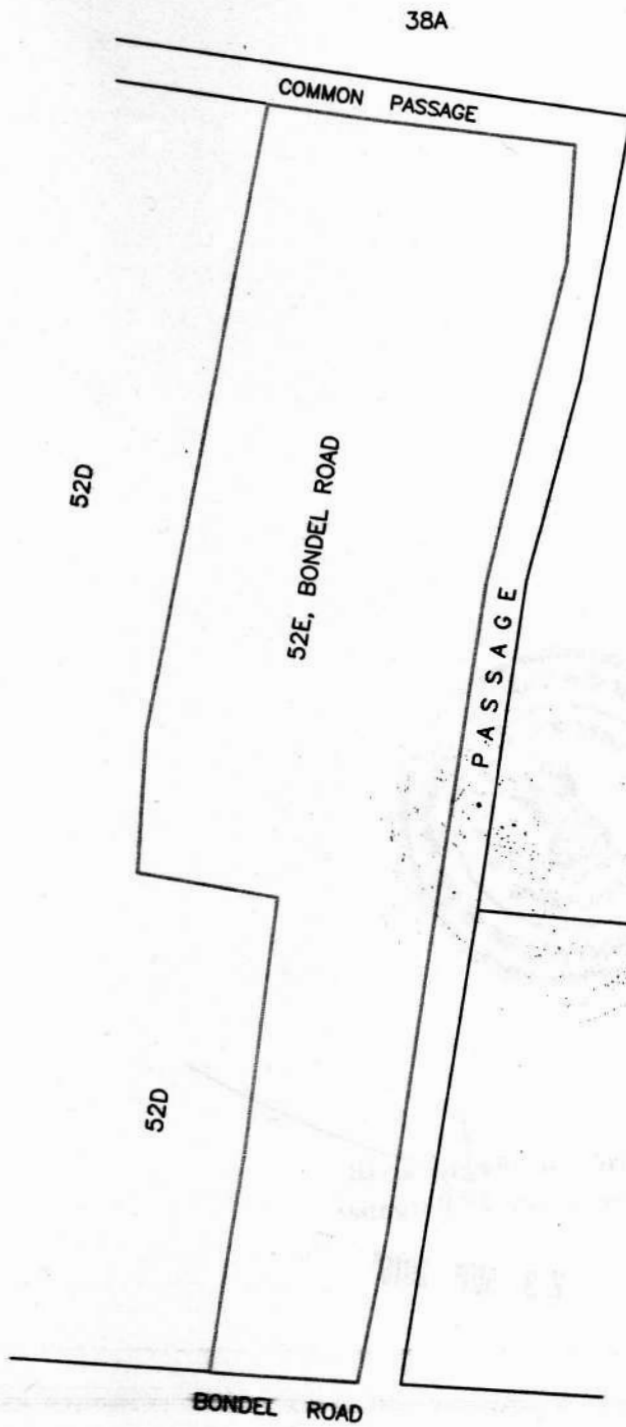
WARD NO.- 65, P.S.- KARAYA. KOLKATA - 700 019

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

LAND AREA MARKED BY RED BORDER



SCALE-1:25



ROCHITA CONSTRUCTION PVT. LTD.

Sudha K. Agnew
DIRECTOR

Swapan Pal,



SCALE-1:25

THE PLAN OF THE TOWER ROAD
WARD NO. 12, P.S. - BARDAKHA, HOOGHLY - 741 011
LAND AREA = 84.101 - 5214
LAND AREA MARKED BY THE BOARD

HOOGHLY CONSTRUCTION PVT. LTD.












[Handwritten signature]
DIRECTOR



District Sub-Registrar-III
Alipore, South 24 Parganas.












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SPECIMEN FOR TEN FINGER PRINT

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

Name: SWAPAN PAL

Signature: Swapan Pal

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

Name: SURBESH KUMAR AGARWAL

Signature: Surbesh K. Agarwal

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

Name:

Signature:

REGISTRATION OF VOTERS

Left	Ring	Right	Left	Right	PHOTO
Left	Ring	Right	Left	Right	
Left	Ring	Right	Left	Right	PHOTO
Left	Ring	Right	Left	Right	

Name: _____
 Signature: _____

Left	Ring	Right	Left	Right	PHOTO
Left	Ring	Right	Left	Right	
Left	Ring	Right	Left	Right	PHOTO
Left	Ring	Right	Left	Right	

Name: _____
 Signature: _____



Left	Ring	Right	Left	Right	PHOTO
Left	Ring	Right	Left	Right	
Left	Ring	Right	Left	Right	PHOTO
Left	Ring	Right	Left	Right	

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 Alipore, South 24 Parganas

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Name: _____
 Signature: _____

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002420902-1 Payment Mode Online Payment
GRN Date: 22/09/2016 16:28:27 Bank : ICICI Bank
BRN : 1046319898 BRN Date: 22/09/2016 16:46:41

DEPOSITOR'S DETAILS

Id No. : 16031000346067/4/2016

[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	16031000346067/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	29735
2	16031000346067/4/2016	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



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 16031000346067/2016

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 Swapan 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, Butoshibtalla 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 Swapan 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

Major Information of the Deed

Deed No :	I-1603-04640/2016	Date of Registration	9/26/2016 6:23:25 PM
Query No / Year	1603-1000346067/2016	Office where deed is registered	
Query Date	19/09/2016 3:11:51 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. 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				
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. 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				
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	15 Sq Ft.	4,500/-	4,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 15 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	40 Sq Ft.	12,000/-	12,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 40 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		55 sq ft	16,500 /-	16,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Swapan 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: Service, Citizen of: India, PAN No. AFOPP0716P, 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 :

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, Butoshibtalla 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 Swapan Pal, Mr Suresh Kumar Agarwal	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Pal	Rochita Construction Pvt Ltd-0.0805522 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Pal	Rochita Construction Pvt Ltd-0.189636 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Pal	Rochita Construction Pvt Ltd-15 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Pal	Rochita Construction Pvt Ltd-40 Sq Ft

Endorsement For Deed Number : I - 160304640 / 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

**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 17:40 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 Swapan 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 Service

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 4:46PM with Govt. Ref. No: 192016170024209021 on 22-09-2016, Amount Rs: 29,735/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1046319898 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 580415, 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 4:46PM with Govt. Ref. No: 192016170024209021 on 22-09-2016, Amount Rs: 1,62,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1046319898 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 138694 to 138722

being No 160304640 for the year 2016.



Digitally signed by UTPAL KUMAR BASU
Date: 2016.09.28 18:13:23 +05:30
Reason: Digital Signing of Deed.

UK Basu

(Utpal Kumar Basu) 28/09/2016 18:13:22
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)