05415/16 (6) I 04683/16

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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

District Sub-Register-III
Alipore, South 24-parganas
27 SEP 2016

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL W 580417

27.9.16

B-1-347223/16

THIS DEED OF CONVEYANCE made on this 27th day of September, Two Thousand and Sixteen [2016] BETWEEN **MRS. MADHABI PAUL [PAN – AVDPP5439J],** Wife of Sri Ajoy Kumar Paul and Daughter of Late Jitendra Nath Paul, by faith – Hindu, by citizenship – Indian, by occupation – Housewife, residing at 4/1, Dr. Akhay Pal Road, Post Office – Parnasree, Police Station – Parnasree (formerly known as Behala), Kolkata – 700034, K.M.C. Ward No. 130, hereinafter referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded

19 SEP 2016

5957 Date
Sold to Rochita Construction (P) Ltd
of 43/3 Hatra Rd
Rupees 100 Kol-19

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

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

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by or repugnant to the subject or context be deemed to mean and include her 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 – Service, 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 expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and assigns) of the **'OTHER PART'.**

WHEREAS at all material times one Madan Mohan Paul, since deceased, was the sole and absolute owner and originally seized and possessed of or otherwise well and sufficiently entitled to the Land 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 and 11.5 Chittacks comprised in Holding No. 380 (formerly Holding No. 187) being Municipal Premises No. 38, Bondel Road, Kolkata – 700019, situated and lying at Mouza – Ballygunge, Touzi No.2833 (formerly Touzi No. 1298), Division-V, Sub-Division-H, Government Khas Mahal Dihi Panchanna (55) Gram, District – 24 Parganas, within the Municipal Limits of Calcutta Corporation under Ward No. 21 now Kolkata Municipal Corporation, hereinafter referred to as the **'said total land'**.

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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 No. 38, 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 Testament.

AND WHEREAS said Madan Mohan Paul died testate on 30th July 1929, leaving behind him, his first wife's 4 (four) sons namely, Sri Haripriya Paul, Sri Durlav Hari Paul, Sri Kiran Hari Paul & Sri Lalit Hari Paul and second wife's 3 (three) sons namely, Sri Nani Gopal Paul, Sri Phani Gopal Paul & Sri Nitya Gopal Paul, as his legal heirs and successors, having undivided and undemarcated 1/7th (one-seventh) share each in the said total land.

AND WHEREAS said Sri Nitya Gopal Paul died intestate leaving behind him, his two sons namely, Sri Jitendra Nath Paul and Sri Nandalal Paul, as his legal heirs and successors, having each undivided and undemarcated ½ (one-half) share out of the said 1/7th (one-seventh) share in respect of the said total land.

AND WHEREAS after the death of Madan Mohan Paul and Nitya Gopal Paul, said (1) Sri Haripriya Paul, (2) Sri Durlav Hari Paul, (3) Sri Kiran Hari Paul, (4) Sri Lalit Hari Paul, (5) Sri Nani Gopal Paul and (6) Sri Phani Gopal Paul became the absolute joint owners of their respective shares having each undivided and undemarcated 1/7th (one-seventh) share out of the said total land and (7a) Sri Jitendra Nath Paul & (7b) Sri Nandalal Paul, became the absolute joint owners of their respective

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shares, that is, each of them undivided and undemarcated ½ (one-half) share out of the said 1/7th (one-seventh) share in respect of the said total land.

AND WHEREAS after the death of Madan Mohan Paul, the said Executors named Shri Haripriya Paul and Shri Kiran Hari Paul in the said Will and Testament 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, Sri Haripriya Paul, Sri Durlav Hari Paul, Sri Kiran Hari Paul, Sri Lalit Hari Paul, Sri Nani Gopal Paul, Sri Phani Gopal Paul, Sri Jitendra Nath Paul and Sri Nandalal Paul, as per their respective allotments in terms of the said Last Will and Testament dated 24th January 1928.

AND WHEREAS said Sri Kiran Hari Paul, one of the Executors of the said Will and Testament dated 24th January 1928 and as one of the sons of Late Madan Mohan Paul, died intestate on 16th day of July 1935, leaving behind him, his only son namely, Bhairab Chandra Paul as his legal heir and successor, having undivided and undemarcated 1/7th (one-seventh) share in respect of the said total land.

AND WHEREAS after the death of Kiran Hari Paul, by virtue of inheritance, said Bhairab Chandra Paul became the sole and absolute owner of the estate left behind by his father Kiran Hari Paul, since deceased, having undivided and undemarcated 1/7th (one-seventh) share of the said total land.

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AND WHEREAS after that, by a Deed of Partition by and between the Family Members and/or co-owners namely, (1) Sri Haripriya Paul of the First Part (2) Sri Durlav Hari Paul of the Second Part, (3) Sri Lalit Hari Paul of the Third Part, (4) Sri Nani Gopal Paul of the Fourth Part, (5) Sri Phani Gopal Paul of the Fifth Part, (6) Sri Bhairab Chandra Paul of the Sixth Part, (7) Sri Jitendra Nath Paul and (8) Sri Nanda Lal Paul jointly of the Seventh Part, partitioned, divided and demarcated among themselves their respective 1/7th (one-seventh) share over all the properties by a Deed of Partition and the said Sri Jitendra Nath Paul and Sri Nandalal Paul were allocated some properties including the piece and parcel of Land admeasuring an area of 5 (five) Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet more or less being a demarcated portion of Municipal Premises No. 38, Bondel Road, Kolkata – 700019 (hereinafter referred to as the **'said land'**) 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. therein, having each of them undivided and undemarcated ½ (one-half) share of the said land.

AND WHEREAS by way of the above-mentioned Deed of Partition, said Sri Jitendra Nath Paul and Sri Nandalal Paul became the absolute joint owners of their respective shares of the said Land, that is, **ALL THAT** piece and parcel of undivided and undemarcated ½ (one-half) share of Land, admeasuring an area of 5 (five) Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet more or less together with 1000 Square Feet brick built structure standing thereon, occupied by 9 (nine) tenants being a demarcated portion of Premises No. 38, Bondel Road, Police Station – Karaya, 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. therein and duly mutated and

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recorded their names in the Assessment Register of the Kolkata Municipal Corporation, which was subsequently recorded and renumbered as Premises No. 38C, Bondel Road, Police Station - Karaya, Kolkata – 700019, more fully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **"said premises"**.

AND WHEREAS while seized and possessed of the said premises, said Jitendra Nath Paul died intestate on 12.09.1990 leaving behind him his wife namely, (1) Smt. Kamala Paul and 4 (four) sons namely, (2) Sri Dwijen Kumar Pal, (3) Sri Amal Kumar Pal, (4) Sri Kesto Kumar Pal and (5) Sri Sanjay Kumar Pal and 4 (four) daughters namely, (6) Ms. Sikha Pal, (7) Mrs. Sandhya Paul, (8) Mrs. Madhabi Paul and (9) Mrs. Rekha Paul, as his legal heirs and successors, who jointly inherited the said ½ (one-half) undivided and undemarcated share and interest in the said premises of deceased Jitendra Nath Paul and each being entitled to undivided, undemarcated and proportionate respective 1/9th (one-ninth) share of Land of the said Jitendra Nath Paul, since deceased.

AND WHEREAS thereafter, said Kamala Paul, wife of Late Jitendra Nath Paul died intestate on 31.01.2011 leaving behind her 4 (four) sons namely, (1) Sri Dwijen Kumar Pal, (2) Sri Amal Kumar Pal, (3) Sri Kesto Kumar Pal and (4) Sri Sanjay Kumar Pal and 4 (four) daughters namely, (5) Ms. Sikha Pal, (6) Mrs. Sandhya Paul, (7) Mrs. Madhabi Paul and (8) Mrs. Rekha Paul, as her legal heirs, heiresses and successors, who jointly inherited the land and after that each being entitled to undivided, undemarcated and proportionate respective 1/8th (one-eighth) share of the said land of Jitendra Nath Paul, since deceased.

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AND WHEREAS after that, said Dwijen Kumar Pal died intestate on 17.10.2011 leaving behind him only his issueless wife namely, Smt. Manju Pal, as his legal heiress and successor, who inherited the said respective undivided and undemarcated 1/8th (one-eighth) share and interest being the share of Dwijen Kumar Pal, since deceased.

AND WHEREAS in the event aforesaid, said (1) Sri Amal Kumar Pal, (2) Sri Kesto Kumar Pal, (3) Sri Sanjay Kumar Pal, (4) Smt. Manju Pal, (5) Ms. Sikha Pal, (6) Smt. Sandhya Paul, (7) Smt. Madhabi Paul and (8) Smt. Rekha Paul, become the joint owners and each of them having undivided and undemarcated 1/8th (one-eighth) share of the said land, that is, **ALL THAT** piece and parcel of undivided and undemarcated ½ (one-half) part or share of Land admeasuring an area of 2 (two) Cottahs 10 (ten) Chittacks and 18 (eighteen) Square Feet equivalent to 1908 (one thousand nine hundred and eight) Square Feet more or less out of the total piece and parcel of Land admeasuring 5 (five) Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet be the same a little more or less together with brick built structure standing thereon or on part thereof being Municipal Premises No. 38C, 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 therein.

AND WHEREAS at present said Smt. Madhabi Paul, one of the co-owners and the Owner/Vendor herein, is thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** undivided and undemarcated 1/8th (one-eighth) part or share of Land being 238.50 (two hundred thirty eight point fifty) Square Feet out of the piece and parcel of Land measuring an area of 2 (two) Cottahs 10 (ten) Chittacks and 18 (eighteen) Square Feet equivalent to 1908 (one thousand nine hundred and eight) Square Feet more or less out of the

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total piece and parcel of Land measuring an area of 5 (five) Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet more or less together with 57 (fifty seven) Square Feet brick built structure standing thereon at Municipal Premises No. 38C, 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 free from all encumbrances, more fully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **"said property"**.

AND WHEREAS due to some unavoidable circumstances, the Owner/Vendor has shown her intention to absolutely sell and transfer the said property being her 1/8th (one-eighth) share in the share of land of Jitendra Nath Paul, since deceased, to the Purchaser and the Purchaser has agreed to purchase the said property and accordingly the Owner/Vendor and the Purchaser had entered into a Memorandum of Understanding dated 15th December 2015 for a valuable total consideration money mentioned therein. The Owner/Vendor has now decided to absolutely sell and transfer the said property to the Purchaser and declare that all the earlier Memorandum of Understanding / Agreements, if any, become not enforceable and/or cease to have any effect upon execution and registration of this Deed of Conveyance in respect of the said property. The Purchaser has caused all necessary searches and after being satisfied with the marketable title and free from all encumbrances agreed to proceed for executing the Deed of Conveyance. The Owner/Vendor herein has no obligation to pay any arrear tax whatsoever as on this day.

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AND WHEREAS the Owner/Vendor hereby sold the said property and the Purchaser hereby purchased the said property, that is, **ALL THAT** undivided and undemarcated 1/8th (one-eighth) part or share of Land being 238.50 (two hundred thirty eight point fifty) Square Feet out of the piece and parcel of Land measuring an area of 2 (two) Cottahs 10 (ten) Chittacks and 18 (eighteen) Square Feet equivalent to 1908 (one thousand nine hundred and eight) Square Feet more or less out of the total piece and parcel of Land measuring an area of 5 (five) Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet more or less together with 57 (fifty seven) Square Feet brick built structure standing thereon, at Municipal Premises No. 38C, Bondel Road, 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 the **SECOND SCHEDULE** hereunder written, at and for a total consideration of Rs.8,00,000/- (Rupees Eight Lacs) only, in terms of the Memorandum of Understanding dated 15th December 2015, free from all encumbrances, trusts, liens, lispendens, attachments and liabilities of whatsoever and howsoever nature.

NOW THIS INDENTURE WITNESSETH THAT pursuant to the aforesaid Memorandum of Understanding dated 15th December 2015 and upon payment of total consideration of the said sum of Rs.8,00,000/- (Rupees Eight 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 transfer the said property and every part thereof and doth hereby acquit, release and forever discharge the Purchaser its successor or successors-in-interest and/or permitted assigns and every one of them and also the said property, the Owner/Vendor as beneficial

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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 property i.e. **ALL THAT** undivided and undemarcated 1/8th (one-eighth) part or share of Land being 238.50 (two hundred thirty eight point fifty) Square Feet out of the piece and parcel of Land admeasuring an area of 2 (two) Cottahs 10 (ten) Chittacks and 18 (eighteen) Square Feet equivalent to 1908 (one thousand nine hundred and eight) Square Feet more or less out of the total piece and parcel of Land measuring an area of 5 (five) Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet more or less together with 57 (fifty seven) Square Feet brick built structure standing thereon at Municipal Premises No. 38C, Bondel Road, 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 free from all encumbrances, more fully and particularly described in the **SECOND SCHEDULE** hereunder written **OR HOWSOEVER** otherwise the said property now or heretofore are or was situated butted bounded called known numbered described and distinguished **TOGETHER WITH** all benefits and advantages of ancient and all other rights, liberties, easements, privileges, appendages and appurtenances whatsoever in respect of the said property or any part thereof belonging to or anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions remainder and remainders rents, issues and profits thereof and every part thereof **AND** all the estate and easement right, title, inheritance, use, trust, property, claims, demands whatsoever both at law and equity of the Owner/Vendor into and upon the said property and every part thereof **AND** all deeds, parchas, pattas, writings and evidences of title which in any way related to the said property or any part or parcel thereof and

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which now are or hereafter shall or may be in the custody, power or possession of the Owner/Vendor her heirs, executors, administrators, legal representatives and assigns or any person from whom her or they can may or procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with her right members and appurtenances unto and to the use of the Purchaser its successor or successors-in-interest and/or assigns forever freed and discharged from or otherwise by the Owner/Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner/Vendor from to these presents **AND** the Owner/Vendor doth hereby for herself her heirs, executors, administrators, legal representatives, successors and assigns covenant with the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns **THAT** notwithstanding any act, deed or thing whatsoever by the Owner/Vendor or any of her predecessors and ancestors-in-title done or executed or knowingly suffered to the contrary the Owner/Vendor had at all times has 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 the Purchaser its successor or successors-in-interest legal representatives and assigns in the manner as aforesaid **AND THAT** the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any objections, eviction, hindrances and interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor or from or under any of

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her predecessors or ancestors-in-title **AND FURTHER THAT** the Owner/Vendor and all her heirs executors, administrators, legal representatives, successors and assigns shall at all times hereafter have no claim, right, title and interest whatsoever in any manner upon the said property.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Said Premises)

ALL THAT the piece and parcel of Land admeasuring an area of 5 (five) Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet more or less together with 1000 (one thousand) Square Feet brick built structure standing thereon, occupied by 9 (nine) tenants, at Municipal Premises No. 38C, Bondel Road, Police Station : Karaya, Kolkata – 700019 under Ward No. 65, Borough No. VII, within the limits of the Kolkata Municipal Corporation, 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 in the manner following that is to say :

ON THE NORTH : By the Land of Common Passage and the Part of Land at Premises No.38B, Bondel Road, Kolkata;

ON THE EAST : By the Part of Land at Premises Nos. 38G and 38A, Bondel Road, Kolkata – 700019;

ON THE SOUTH : By the Land at Premises No. 54/1, Bondel Road, Kolkata – 700019; and

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

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THE SECOND SCHEDULE ABOVE REFERRED TO

(Said Property)

ALL THAT undivided and undemarcated 1/8th (one-eighth) part or share of Land being **238.50 (two hundred thirty eight point fifty) Square Feet** out of the piece and parcel of Land measuring an area of 2 (two) Cottahs 10 (ten) Chittacks and 18 (eighteen) Square Feet equivalent to 1908 (one thousand nine hundred and eight) Square Feet more or less out of the total piece and parcel of Land measuring an area of 5 (five) Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet more or less together with **57 (fifty seven) Square Feet brick built structure** standing thereon, occupied by the tenants, lying and situated at Municipal Premises No. 38C, 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 entire premises is delineated in the Map or Plan annexed hereto and thereon shown in **'RED'** coloured border.

Office of the Dist. Sub-Registrar

District Sub-Registrar-II
Alipore, South 24 Parganas

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

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

1) Ajoy Paul
4/1 Dr A.K. Paul Rd
Behala Cal-34

Madhabi Paul

Signature of the Owner/Vendor

2) Adity Paul
4/1 Dr. A.K Paul Rd
Kol-34

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

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

ROCHITA CONSTRUCTION PVT. LTD.
DIRECTOR

Signature of the Purchaser

2) Ajoy Mondal
Bawali, Nodakhali
24 Pargs (S)

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MEMO OF CONSIDERATION

Received with thanks from the within mentioned Purchaser, a total sum of Rs.8,00,000/- (Rupees Eight Lacs) only, by Bank Draft bearing No.534392 dated 26.09.2016 drawn on ICICI Bank, R.N. Mukherjee Road Branch, Kolkata, as full and final payment of the total consideration money against sale of the Said Property.

Madhabi Paul

Signature of the Owner/Vendor

Witness :

1) Ashity Paul

2) Ayon Paul

Drafted by me and prepared in my office

Saswati Sharma
Advocate

Typed by me:
Naresh Chandra Dey.

Identified by me.

Saswati Sharma
Advocate
Alipore Judges Court
WB/48/1993

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SITE PLAN OF 38C, BONDEL ROAD

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

LAND AREA = 5K.-4Ch.-36Sft.

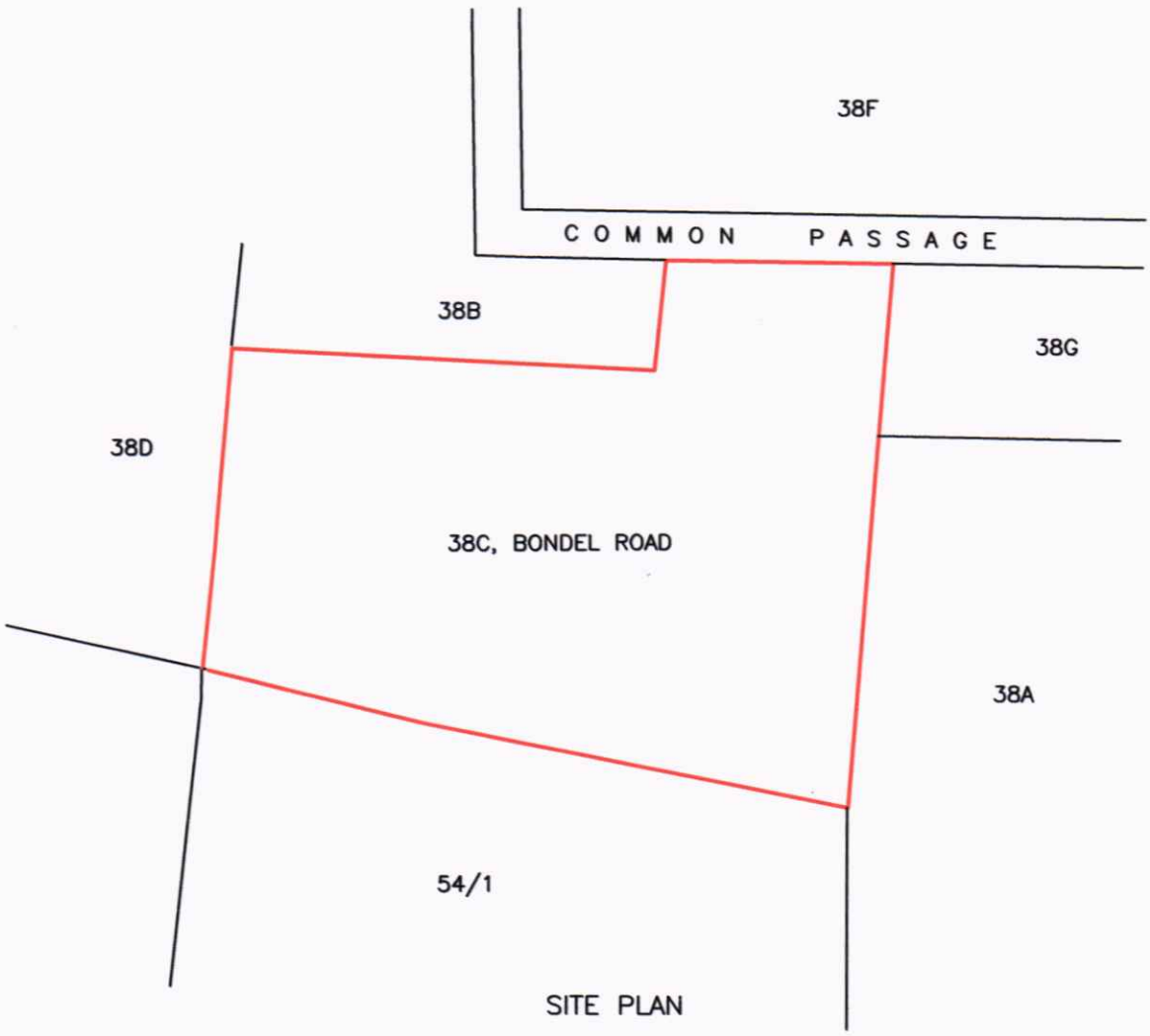
LAND AREA MARKED BY RED BORDER

N

SCALE-1:25

ROCHITA CONSTRUCTION PVT. LTD.

DIRECTOR



SITE PLAN

Madhabi Paul

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27 SEP 2016

SPECIMEN FOR TEN FINGER PRINT

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

Name: MADHABI PAUL

Signature: Madhabi Paul

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

Name: SURESH KUMAR AGARWAL

Signature: Suresh Kr. Agarwal

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

Name: .....

Signature: .....

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

GRN: 19-201617-002445327-1 Payment Mode Online Payment

GRN Date: 24/09/2016 15:49:23 Bank : ICICI Bank

BRN : 1047313886 BRN Date: 24/09/2016 16:07:42

DEPOSITOR'S DETAILS

Id No. : 16031000347223/2/2016
[Query No./Query Year]

Name : ROCHITA CONSTRUCTION PVT LTD

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

E-mail : accounts@belanis.com

Address : 43/3 HAZRA ROAD ,BALLYGUNGE, KOLKATA-70019

Applicant Name : Mr Saswati Sharma

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000347223/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	22101
2	16031000347223/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	120350
		Total		142451

In Words : Rupees One Lakh Forty Two Thousand Four Hundred Fifty One only

भारत सरकार

आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20033/24177

To
Madhabi Paul
মাধবী পাল
4/1
DO.A.K.PAUL ROAD
Behala S.O
Behala,Kolkata
West Bengal - 700034

04/02/2013

KL211530999DF

21153099

আপনার আধার সংখ্যা/ Your Aadhaar No. :

6347 0955 6317

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার

GOVERNMENT OF INDIA

মাধবী পাল
Madhabi Paul
পিতা: জীতেন্দ্রনাথ পাল
Father : JITENDRANATH PAUL

জন্ম সাল/Year of Birth: 1947
মহিলা / Female

6347 0955 6317

আধার - সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ৪/১, ডঃ এ.কে.পাল রোড, বেহালা
কোলকাতা, পশ্চিমবঙ্গ, 700034

Address: 4/1, DO.A.K.PAUL ROAD, Behala S.O, Behala, Kolkata, West Bengal, 700034

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bang-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MADHABI PAUL

JITENDRANATH PAUL

14/12/1947

Permanent Account Number

AVDPP5439J

Madhabi Paul

Signature

04032008

Madhabi Paul

Major Information of the Deed

Deed No :	**I-1603-04683/2016**	**Date of Registration**	**9/27/2016 1:43:28 PM**
Query No / Year	**1603-1000347223/2016**	**Office where deed is registered**	
Query Date	**20/09/2016 12:10:04 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. 8,00,000/-		Rs. 20,05,503/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,20,450/- (Article:23)		Rs. 22,101/- (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. 38C, Ward No: 65

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		238.5 Sq Ft	7,82,000/-	19,87,503/-	Property is on Road
	Grand Total :				**.5466Dec**	**7,82,000 /-**	**19,87,503 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	57 Sq Ft.	18,000/-	18,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 57 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	**57 sq ft**	**18,000 /-**	**18,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mrs Madhabi Paul Wife of Shri Ajoy Kumar Paul Executed by: Self, Date of Execution: 27/09/2016 , Admitted by: Self, Date of Admission: 27/09/2016 ,Place : Office	 27/09/2016	 LTI 27/09/2016	Madhabi Paul 27/09/2016

	4/1, Dr. Akhay Pal Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AVDPP5439J, Status :Individual

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	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Suresh Kumar Agarwal Son of Mr Ramji Lal Agarwal Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office			Suresh Kr. Agarwal
		Sep 27 2016 1:48PM	LTI Sep 27 2016 1:48PM	Sep 27 2016 1:49PM
	22A, Buroshibtalla Main Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACZPA5498H, Status : Representative, Representative of : Rochita Construction Pvt Ltd (as Director)			

Identifier Details :

Name & address	
Mrs Saswati Sharma Wife of Mr T K Sharma Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Madhabi Paul, Mr Suresh Kumar Agarwal	
Saswati Sharma	27/09/2016

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Madhabi Paul	Rochita Construction Pvt Ltd-0.546563 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Madhabi Paul	Rochita Construction Pvt Ltd-57 Sq Ft

Endorsement For Deed Number : I - 160304683 / 2016

On 20-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,05,503/-

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

On 27-09-2016

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.

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

Presented for registration at 13:39 hrs on 27-09-2016, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Suresh Kumar Agarwal ,.

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

Execution is admitted on 27/09/2016 by Mrs Madhabi Paul, Wife of Shri Ajoy Kumar Paul, 4/1, Dr. Akhay Pal Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mrs Saswati Sharma, , , Wife of Mr T K Sharma, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-09-2016 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,101/- (A(1) = Rs 22,055/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,101/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2016 4:07PM with Govt. Ref. No: 192016170024453271 on 24-09-2016, Amount Rs: 22,101/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1047313886 on 24-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,350/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,20,350/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 580417, 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 24/09/2016 4:07PM with Govt. Ref. No: 192016170024453271 on 24-09-2016, Amount Rs: 1,20,350/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1047313886 on 24-09-2016, Head of Account 0030-02-103-003-02

UKBasu

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 140121 to 140147

being No 160304683 for the year 2016.

Digitally signed by UTPAL KUMAR BASU
Date: 2016.09.29 15:40:08 +05:30
Reason: Digital Signing of Deed.

UKBasu

(Utpal Kumar Basu) 29/09/2016 15:40:07

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)