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ms पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 179348

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.

29.9.16

Q-1-356849/16

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

**THIS DEED OF CONVEYANCE** is made this the 29<sup>th</sup> day of September, Two Thousand and Sixteen (2016) BETWEEN **SHRI SANJAY KUMAR PAL [PAN - AINPP4055B]**, by faith - Hindu, by citizenship - Indian, by occupation - Service, son of Late Jitendra Nath Pal, residing at 52C, 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

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

District Sub-Registrar-III  
Alipore, South 24 Parganas  
29 SEP 2018

TO THE HON'BLE JUDGE, ALIPORE JUDGES COURT, ALIPORE, SOUTH 24 PARGANAS, WEST BENGAL.



- Saswata Sharma Adv.

vet-4218



DIRECTOR

Rohta Construction Pvt. Ltd.  
Fresh in Agent

vet-4215



Fresh in Agent

Date: 21/9/18  
Sold to: Rohta Construction Pvt. Ltd.  
of: 4313  
Rupees: 1000/-  
Saswata Sharma  
Stamp Vendor  
Alipore Police Court  
South 24 Parganas  
B-18

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 - 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 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 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 an area of 3 Bighas 10 Cottahs and 11.5 Chittacks more or less comprised in Holding No. 380 (formerly Holding No. 187) being Municipal Premises No. 38, Bondel Road, Kolkata - 700019 (formerly at Calcutta), situate 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**'.



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016

**AND WHEREAS** the said Madan Mohan Paul during his lifetime executed and registered his Last Will and Testament dated 24<sup>th</sup> 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 30<sup>th</sup> 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 1/7<sup>th</sup> (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 1/7<sup>th</sup> (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 joint owners of their respective shares having each undivided and undemarcated 1/7<sup>th</sup> (one-seventh) share out of the said total land and (7a) Sri Jitendra Nath Paul & (7b) Sri Nandalal Paul, became the joint owners of their respective shares, that is, each of themselves undivided and undemarcated ½ (one-half) share out of the said 1/7<sup>th</sup> (one-seventh) share in respect of the said total land.



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016

**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 24<sup>th</sup> January 1928, applied for and obtained grant of Probate of the said Last Will and Testament dated 24<sup>th</sup> 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 24<sup>th</sup> January 1928.

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

**AND WHEREAS** after that, by a registered 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



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016



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 1/7<sup>th</sup> (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 measuring 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 joint owners of their respective undivided and undemarcated ½ (one-half) share of the Land, that is, **ALL THAT** 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 admeasuring 1000 (one thousand) 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 therein and demarcated structures standing thereat as also unfettered right of user, enjoyment, etc. and duly mutated and 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,



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

29 SEP 2016

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, heiresses and successors, who jointly inherited the said  $\frac{1}{2}$  (one-half) undivided and undemarcated share and interest in the said premises of the deceased Jitendra Nath Paul and each being entitled to undivided, undemarcated and proportionate respective  $\frac{1}{9}$ <sup>th</sup> (one-ninth) share of Land of the said Jitendra Nath Paul, since deceased.

**AND WHEREAS** while seized and possessed of the said premises, 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, representatives and successors, who thus jointly inherited the said  $\frac{1}{9}$ <sup>th</sup> (one-ninth) undivided and undemarcated share and interest in the land of the deceased Kamala Paul and after that each being entitled to undivided, undemarcated and proportionate respective  $\frac{1}{8}$ <sup>th</sup> (one-eighth) share of the said land of Jitendra Nath Paul, since deceased.

**AND WHEREAS** after that, said Dwijen Kumar Pal died intestate on 17.10.2011 leaving behind him only his issueless wife namely, Smt.



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

Manju Pal, as his legal heiress, representative and successor, who inherited the said respective undivided and undemarcated 1/8<sup>th</sup> (one-eighth) share and interest of land 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, became the joint owners and each of themselves having undivided and undemarcated 1/8<sup>th</sup> (one-eighth) share of the said land, that is, **ALL THAT** undivided and undemarcated ½ (one-half) part or share of Land admeasuring 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 said piece and parcel of the total 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 admeasuring 500 (five hundred) Square Feet 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, more fully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **“said property”** as inherited from their deceased Jitendra Nath Paul.

**AND WHEREAS** said Sri Sanjay Kumar Pal, the Owner/Vendor herein, has thus become one of the co-owners and has been absolutely seized and possessed of or well and sufficiently entitled to 1/8<sup>th</sup> (one-eighth) undivided and undemarcated share of Land admeasuring an area of 238.50 (two hundred thirty eight point fifty) Square Feet more or less



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

**29 SEP 2018**

together with brick built structure standing thereon as more specifically described in the **THIRD SCHEDULE** hereunder written out of **ALL THAT** undivided and undemarcated  $\frac{1}{2}$  (one-half) part or share of Land as mentioned in the **SECOND SCHEDULE**, i.e., 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 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, more fully and particularly described in 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**  $\frac{1}{8}$ <sup>th</sup> (one-eighth) undivided and undemarcated part or share of Land admeasuring an area of 238.50 (two hundred thirty eight point fifty) Square Feet more or less together with brick built structure admeasuring 57 (fifty seven) Square Feet standing thereon out of undivided and undemarcated  $\frac{1}{2}$  (one-half) part or share 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 together with brick built structure admeasuring 500 (five hundred) Square Feet 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, more fully and particularly described in the **THIRD SCHEDULE** hereunder written, at and for a total consideration of Rs.30,00,000/-



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

**29 SEP 2016**



(Rupees Thirty Lacs) only, free from all encumbrances, trusts, liens, lispendens, attachments and liabilities of whatsoever and howsoever nature.

**NOW THIS INDENTURE WITNESSETH** THAT as agreed and upon payment of total consideration of the said sum of Rs.30,00,000/- (Rupees Thirty 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** 1/8<sup>th</sup> (one-eighth) undivided and undemarcated part or share of Land admeasuring an area of 238.50 (two hundred thirty eight point fifty) Square Feet more or less together with brick built structure admeasuring 57 (fifty seven) Square Feet standing thereon out of undivided and undemarcated ½ (one-half) part or share 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 together with brick built structure admeasuring 500 (five hundred) Square Feet 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



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016

enjoyment, more fully and particularly described in 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 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-



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016

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 the **THIRD SCHEDULE** herein on good faith and belief that all declarations, representations and statements made by the Owner/Vendor herein is true and nowhere false and the said Portion is free from all encumbrances in all respects and in every manner whatsoever. The Owner/Vendor shall keep the Purchaser indemnified for any encumbrances and/or defect in title, if found any.



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2017

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Said Premises)**

**ALL THAT** 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 or on part thereof, occupied by 9 (nine) tenants, 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 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 at Premises No. 38D, Bondel Road,  
Kolkata – 700019.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Said Property)**

**ALL THAT** piece and parcel of undivided and undemarcated  $\frac{1}{2}$  (one-half) part or share 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 said piece and parcel of the total Land measuring an area of 5 (five)



*[Signature]*  
District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016



Cottahs 4 (four) Chittacks and 36 (thirty six) Square Feet more or less together with 500 (five hundred) Square Feet 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 in the part of the said premises as mentioned in the First Schedule herein.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Said Portion)**

**ALL THAT** 1/8<sup>th</sup> (one-eighth) undivided and undemarcated part or share of Land admeasuring an **area of 238.50 (two hundred thirty eight point fifty) Square Feet** more or less together with **brick built structure admeasuring 57 (fifty seven) Square Feet** standing thereon out of undivided and undemarcated ½ (one-half) part or share 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 together with brick built structure admeasuring 500 (five hundred) Square Feet standing thereon or on part thereof being 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 said premises delineated in the Map or Plan annexed hereto and thereon shown in '**RED**' coloured border.



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016

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

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

Soumya Kumar Pal

- 1) Kesto Kumar Pal.  
52/c Bondel Road  
KOL-700019.
- 2) Debabrata Banerjee  
A/4, Shikharvihar Colony  
KOL-700092

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

**ROCHITA CONSTRUCTION PVT. LTD.**

Sudhakar Agrawal

**DIRECTOR**

- 1) Debabrata Banerjee
- 2) Kesto Kumar Pal.



  
District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016

**MEMO OF CONSIDERATION**

**Received** from the within named **Purchaser** the within mentioned sum of Rs.30,00,000/- (Rupees Thirty 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:-

<b>Dated</b>	<b>Cheque/ Draft No.</b>	<b>Drawn On</b>	<b>Amount</b>
19.11.15	031806	ICICI Bank, Bhowanipore Branch	1,00,000.00
26.09.16	534388	ICICI Bank, R.N. Mukherjee Road Branch, Kolkata.	29,00,000.00
<b>Total :::</b>			<b>30,00,000.00</b>

(Rupees Thirty Lacs) only.

*Sanyog Kumar Pal*  
Signature of the Owner/Vendor

**Witness :**

1) *Keslo Kumar Pal.*

2) *Debabrata Banerjee*

Drafted by me & Identified by me.

*Saswati S. Sharma*

Advocate

Typed by me.

*Nareek Chandra Das*

*Alipore Judges court  
WB/48/1993*



District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016

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



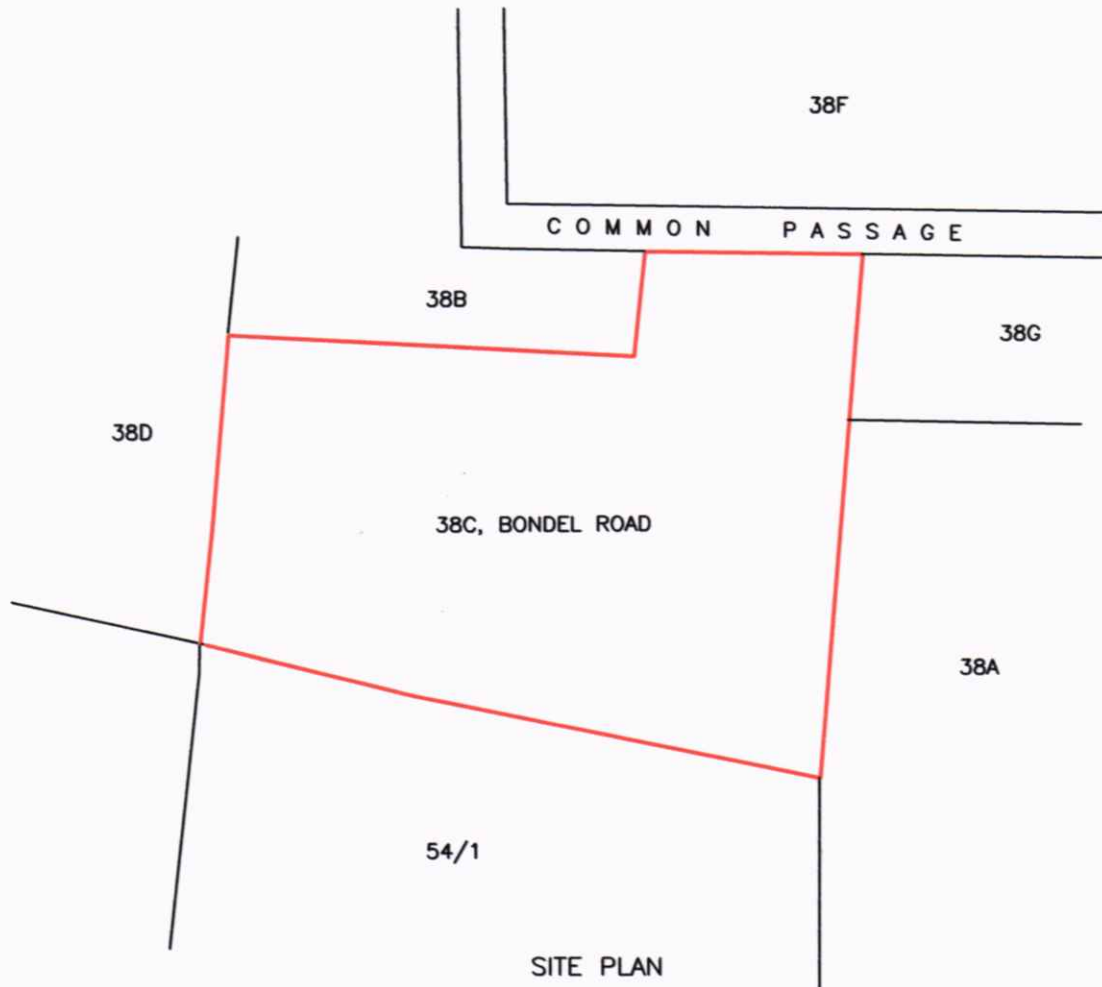
SCALE-1:25

*Sanjay Kumar Pal*

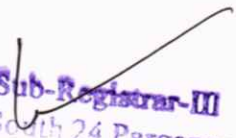
**ROCHITA CONSTRUCTION PVT. LTD.**

*Sudhakar Agrewal*

**DIRECTOR**
















  
District Sub-Registrar-III  
Alipore, South 24 Parganas














**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: SANJAY KUMAR PAL

Signature: Sanjay Kumar 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: SURESH KUMAR AGARWAL

Signature: Suresh 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: .....



  
District Sub-Registrar-III  
Alipore, South 24 Parganas

29 SEP 2016

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

GRN: 19-201617-002506185-1 **Payment Mode** Online Payment  
GRN Date: 28/09/2016 17:34:05 **Bank :** ICICI Bank  
BRN : 1049464705 **BRN Date:** 28/09/2016 17:52:47

**DEPOSITOR'S DETAILS**

**Id No. : 16031000356849/2/2016**  
[Tender Number]

**Name :** ROCHITA CONSTRUCTION PVT. LTD.  
**Contact No. :** 40105656 **Mobile No. :** +91 9748411460  
**E-mail :** accounts@belanis.com  
**Address :** 69 GANESH CH AVENUE  
KOLKATA 700013  
**Applicant Name :** Mr Saswati Sharma  
**Office Name :**  
**Office Address :**  
**Status of Depositor :** Others  
**Purpose of payment / Remarks :** Sale, Sale Document Payment No 2

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16031000356849/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	33035
2	16031000356849/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	180020

**Total**

213055

**In Words :** Rupees Two Lakh Thirteen Thousand 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 16031000356849/2016

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 Sanjay Kumar Pal 52C, Bondel Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Suresh Kumar Agarwal 22A, Buroshibtalla Main Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Represent ative of Buyer [Rochita Constructi on Pvt Ltd ]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mrs Saswati Sharma Wife of Mr T K Sharma Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Shri Sanjay Kumar Pal, Mr Suresh Kumar Agarwal			

(Utpal Kumar Basu)

DISTRICT SUB-  
REGISTRAR

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

## Major Information of the Deed

Deed No :	I-1603-04882/2016	Date of Registration	10/4/2016 5:47:48 PM
Query No / Year	1603-1000356849/2016	Office where deed is registered	
Query Date	27/09/2016 11:02:20 AM	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. : 9331039069, 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. 30,00,000/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,80,120/- (Article:23)	Rs. 33,035/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Ashutosh Ch Avenue -- Bamun Para Lane) , , Premises No. 38C, Ward No: 65

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		238.5 Sq Ft	29,80,000/-	29,80,000/-	Property is on Road
<b>Grand Total :</b>					<b>.5466Dec</b>	<b>29,80,000 /-</b>	<b>29,80,000 /-</b>	

### 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.	20,000/-	20,000/-	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					
<b>Total :</b>		<b>57 sq ft</b>	<b>20,000 /-</b>	<b>20,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Sanjay Kumar Pal</b> Son of Late Jitendra Nath Pal 52C, 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. AINPP4055B, Status :Individual, Executed by: Self, Date of Execution: 29/09/2016 , Admitted by: Self, Date of Admission: 29/09/2016 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Rochita Construction Pvt Ltd</b> 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Suresh Kumar Agarwal</b> Son of Mr Ramji Lal Agarwal 22A, Buroshibtalla Main Road, P.O:- New Alipore, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACZPA5498H, Status : Representative, Representative of : Rochita Construction Pvt Ltd (as Director)

**Identifier Details :**

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

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Sanjay Kumar Pal	Rochita Construction Pvt Ltd-0.546563 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Shri Sanjay Kumar Pal	Rochita Construction Pvt Ltd-57 Sq Ft

**Endorsement For Deed Number : I - 160304882 / 2016**

On 27-09-2016

**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 30,00,000/-

*UK Basu*

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

On 29-09-2016

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

Presented for registration at 17:54 hrs on 29-09-2016, at the Private residence by Mr Suresh Kumar Agarwal .

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

Execution is admitted on 29/09/2016 by Shri Sanjay Kumar Pal, Son of Late Jitendra Nath Pal, 52C, 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 29-09-2016 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 03-10-2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 33,035/- ( A(1) = Rs 32,989/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 33,035/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/09/2016 5:52PM with Govt. Ref. No: 192016170025061851 on 28-09-2016, Amount Rs: 33,035/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1049464705 on 28-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by online = Rs 1,80,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2016 5:52PM with Govt. Ref. No: 192016170025061851 on 28-09-2016, Amount Rs: 1,80,020/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1049464705 on 28-09-2016, 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**

**On 04-10-2016**

**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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 179348, Amount: Rs.100/-, Date of Purchase: 21/09/2016, Vendor name: Samiran Das

*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 145539 to 145564

being No 160304882 for the year 2016.



*UK Basu*

Digitally signed by UTPAL KUMAR BASU  
Date: 2016.10.19 13:16:57 +05:30  
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 19/10/2016 13:16:56  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

**(This document is digitally signed.)**