06607/13 NC-J E-payment (15) 07374/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

VK-1716/13 1000/- H 216653

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

27.7.13

THIS INDENTURE OF CONVEYANCE is made this the 10th day of July Two Thousand and Thirteen (2013) BETWEEN **SRI SAILENDRA NATH PAUL [PAN -]**, Son of Late Durlav Hari Paul, by faith – Hindu, by occupation - Retired from Service, residing at 52E, Bondel Road, Kolkata – 700019, Police Station - Karaya, hereinafter referred to as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executers, administrators,

J1 250/-
J2 350/-
600/-

671 1000/- 15/6/13

Sl. No. ..... Rs. ..... Date .....

Name. Rochita Construction (P) Ltd.

Address P-40 A. Garia Hat Rd. (S) Kol. 31.

Vendor. Bikash Chandra Ghatak

Bikash Chandra Ghatak
Alipore Judges Court.

3579

ROCHITA CONSTRUCTION PVT. LTD.

Director.

(SAISAL ROY CHOUDHURI)

3580

Santi Ln

3581

Anjusree Pal.

3582

Samar Kumar Pal.

ADDITIONAL REGISTRAR
KOLKATA

10 JUL 2013

Prabir Banerjee
Advocate.

representatives and assigns) of the **FIRST PART** AND **ROCHITA CONSTRUCTION PRIVATE LIMITED [PAN – AADCS6692Q]**, a Company within the meaning of the companies Act, 1956, having its registered office at P-40A, Gariahat Road (South), Kolkata – 700031, represented by its Director Sri Saibal Ray Chaudhuri, 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 and assigns) of the **SECOND PART** AND (1) **SMT. ANGURBALA PAUL [PAN -]**, wife of Sri Sailendra Nath Paul, by faith – Hindu, by occupation – Housewife, [2) **SRI SANTI PAUL [PAN -]**, [3] **SRI SAMAR KUMAR PAL [PAN -** BHEPP1056P**]**, both Sons of Sri Sailendra Nath Paul, both by faith – Hindu and by occupation – Business, all are residing at 52E, Bondel Road, Police Station – Karaya, Kolkata – 700019 and (4) **SMT. ANJUSREE PAL [PAN -** BSWPP6378R **]**, wife of Late Pravash Chandra Pal and daughter of Sri Sailendra Nath Paul, by faith – Hindu, by occupation - Housewife, residing at 11/2, Bama Charan Rai Road, Behala, Police Station : Behala, Kolkata – 700034 , hereinafter collectively referred to as the **"CONFIRMING PARTIES"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executers, administrators, representatives and assigns) of the **THIRD PART :**

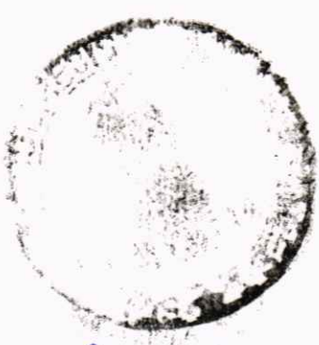
WHEREAS one Madan Mohan Paul was the absolute owner in respect of several properties including the property having an area of land measuring about 15 Cottahs 2 Chittacks being municipal premises no.52, Bondel Road, Kolkata – 700 019 and was in the use and enjoyment of the same during his life time.

3583

L.T.I of Sailendra Nath Pal. By the pen of Prabir Banerji Advocate

3584

L.T.I of Angurbala Pal. By the pen of Prabir Banerji Advocate



Identified by me
Prabir Banerji
Advocate, High Court
Calcutta.

AND WHEREAS said Madan Mohan Paul died intestate and leaving behind him his sons namely (i) Durlav Hari Paul (ii) Lalit Hari Paul (iii) Nani Gopal Paul and (iv) Phani Gopal Paul, all since deceased, as his legal heirs and legal representatives who thus jointly inherited the said property.

AND WHEREAS while seized and possessed of the aforesaid property by virtue of a registered Deed of Partition dated 20th March, 1938, several properties jointly used and enjoyed by the predecessor-in-interest of the present Vendors Durlav Hari Paul and is co-sharers were separated and demarcated and the said deed was duly registered before the Sub-Registrar at Sealdah in Book No. I, Volume No.16, Pages 250 to 288, Being No. 784 for the year 1938.

AND WHEREAS as per the said Deed of Partition the predecessor-in-interest said Durlav Hari Paul was allocated the portion as specified in "Ga" schedule which includes a piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 sq. ft. in municipal premises no.52, Bondel Road, Kolkata – 700 019.

AND WHEREAS after partition the said portion allotted to said Durlav Hari Paul was mutated and separated in his name and renumbered as 52E, Bondel Road, Kolkata – 700 019, 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 five sons namely (i) Sri Basanta Paul (ii) Sri Sailendra Nath Paul, (iii) Sri Pramatha Paul, (iv) Sri Prasanta Paul, (v) Sri Prafulla Kumar Paul and four daughters namely (i) Smt. Raila Bala Paul, (ii) Smt. Bharati Bala Paul, (iii) Smt. Kamala Bala Paul and (iv) Smt. Bimala Bala Paul as his legal heirs and

representatives who thus jointly inherited the said premises of said Late Durlav Hari Paul each having undivided 1/10th share therein.

AND WHEREAS while seized and possessed of the said premises said Gouri Bala Paul also died intestate on 07.04.1983 leaving behind her aforesaid sons and daughters who thus jointly inherited the said share of Gouri Bala Paul in respect of the aforesaid property and accordingly each of the sons and daughters acquired undivided 1/9th 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 aforesaid property each having undivided 1/9th share therein one of the daughter of said Durlav Hari Pau namely Smt. Raila Bala Paul died intestate leaving behind her only daughter Smt. Surati Bala Paul as her legal heirs and representatives who thus inherited the said undivided 1/9th share of her mother namely Rahila Bala Paul in respect of the said premises.

AND WHEREAS in the event aforesaid the Owner/Vendor herein has become the absolute Owner and has been absolutely seized and possessed of or well and sufficiently entitled to **ALL THAT** the undivided 1/9th share being 14 (fourteen) Chittacks and 32 (thirty two) Sq. Ft. equivalent to 662 Sq. Ft. more or less of land out of the said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 Sq. Ft. be the same a little more or less, together with structures standing thereon or on part thereof being Municipal Premises No. 52E Bondel Road, Kolkata- 700019, more fully and particularly described in the **First Schedule** hereunder written and hereinafter referred to as the **"said property"**.

AND WHERAS since thereafter the Owner/Vendor herein has been enjoying the said property jointly with the other co-sharers.

AND WHEREAS the Owner/Vendor' Family consists of himself, his wife Smt. Angurbala Paul, his two sons Sri Santi Paul and Sri Samar Kumar Pal. His only married daughter Smt. Anjusree Paul.

AND WHEREAS it has been mutually agreed between the Owner/Vendor and the Purchaser, that the Owner/Vendor will convey his undivided right title and interest of the said property and shall transfer in favour of the Purchaser who will purchase the same on the following terms :-

i) The Purchaser will pay the Owner/Vendor the sum of Rs.1,00,000/- (Rupees One Lac Only) by Cash this day.

ii) In lieu of payment of the balance consideration money the Purchaser has agreed and promised to transfer, convey and deliver the vacant and khas possession of the 3 (Three) Residential Flats out of which 2 (Two) Residential Flats on the First Floor on the Front Side of the building having Super Built-up Area of about 550 Square Feet Each to be handed over to Sri Santi Paul and Sri Samar Kumar Pal, the Confirming Party Nos. 2 and 3 herein being sons of the Owner/Vendor and also 1 (One) Residential Flat on the First Floor on the Front Side of the building having Super Built-up Area of about 400 Square Feet to be handed over to Smt. Anjusree ~~Paul~~ Pal, the Confirming Party No. 4 herein being daughter of the Owner/Vendor, the said flats shall comprise of bedrooms, drawing room/dining room, kitchen, bath, privy fully finished in habitable condition in the Purchaser's up-coming Project and the said 3 (Three) Residential Flats will be handed over within 5 (five) years from the date of sanction of the building plan by the Kolkata Municipal Corporation to the Owner/Vendor.

Anjusree Pal.

AND WHEREAS the Purchaser has paid this day a sum of Rs.1,00,000/- (Rupees One Lac Only) to the Owner/Vendor as part payment of the consideration of this Deed of Sale.

AND WHEREAS in consideration of promise to perform and fulfill the terms agreed herein the Owner/Vendor doth hereby sale, transfer, convey, assure and assign to the Purchaser **ALL THAT** the undivided 1/9th share being 14 (fourteen) Chittacks and 32 (thirty two) Sq. Ft. equivalent to 662 Sq. Ft. more or less of land out of the said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 Sq. Ft. be the same a little more or less, together with structures standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Kolkata- 700019, more fully and particularly described in the **First Schedule** hereunder written.

AND WHEREAS the Owner/Vendor doth hereby sell the said property and the Purchaser hereby purchase the said property i.e. **ALL THAT** the undivided 1/9th share being 14 (fourteen) Chittacks and 32 (thirty two) Sq. Ft. equivalent to 662 Sq. Ft. more or less of land out of the said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 Sq. Ft. be the same a little more or less, together with structures standing thereon or on part thereof being Municipal Premises No. 52E, Bondel Road, Kolkata- 700019 together with the absolute right, title and interest in the undivided share in the land and in the said premises and common passage, free from all encumbrances, trusts, liens, lispendens, attachments and liabilities of whatsoever and howsoever nature, more fully described in the **First Schedule** hereunder written, for a total consideration of (i) 3 (Three) Residential Flats out of which 2 (Two) Residential Flats on the First Floor on the Front Side of the building having Super Built-up Area of about 550 Square Feet Each and also 1 (One) Residential Flat on the First Floor on the Front Side of the building having Super Built-up Area of about 400 Square Feet, the said flats shall comprise of bedrooms, drawing room/dining room,

ADDITIONAL REGISTRAR

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kitchen, bath, privy fully finished in habitable condition in the Purchaser's up-coming Project, more fully described in the **Second Schedule** herein together with the proportionate impartible right, title and interest in the common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser as per the Specification mentioned herein, hereinafter referred to as the **'Said Flat'** and (ii) Rs.1,00,000/- (Rupees One Lakh) only.

NOW THIS INDENTURE WITNESSETH that in consideration of (i) 3 (Three) Residential Flats out of which 2 (Two) Residential Flats on the First Floor on the Front Side of the building having Super Built-up Area of about 550 Square Feet Each to be handed over to Sri Santi Paul and Sri Samar Kumar Pal, the Confirming Party Nos.2 and 3 herein being sons of the Owner/Vendor and also 1 (One) Residential Flat on the First Floor on the Front Side of the building having Super Built-up Area of about 400 Square Feet to be handed over to Smt. Anjusree ~~Paul~~ Pal, the Confirming Party No. 4 herein being daughter of the Owner/ Vendor, the said flats shall comprise of bedrooms, drawing room/dining room, kitchen, bath, privy fully finished in habitable condition in the Purchaser's up-coming Project, more fully described in the **Second Schedule** herein together with the proportionate impartible right, title and interest in the land together with common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser, as per the Specification mentioned herein and (ii) Rs.1,00,000/- (Rupees One Lakh) 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

Anjusree Pal.

ADDITIONAL REGISTRAR
KATA
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them and also the said property, the Owner/Vendor as beneficial owner doth hereby by these presents absolutely grant, sell, convey, transfer, assure and assign the absolute right, title, interest and authority unto the Purchaser its successor or successors-in-interest and/or assigns the Said Property i.e. **ALL THAT** the undivided 1/9th share being 14 (fourteen) Chittacks and 32 (thirty two) Sq. Ft. equivalent to 662 Sq. Ft. more or less of land out of the said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 Sq. Ft. be the same a little more or less, together with structures standing thereon or on part thereof being Municipal Premises No. 52E Bondel Road, Kolkata- 700019 together with the absolute right, title and interest in the undivided share in the said premises and common passage, more fully and particularly described in the **First 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 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 he can or may procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the

CALCUTTA

ADDITIONAL REGISTRAR
KOLKATA
10 JUL 2012

said property 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-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 has absolute right, title and authority to grant, sell, convey, transfer, 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 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 his predecessors or ancestors-in-title **AND THAT** the Purchaser shall be at liberty and shall have absolute and unfettered right to amalgamate the said premises transferred herein with the other adjacent and/or contiguous Premises Nos. 38A, 38C, 38F, 38G, 52D and 54/1, Bondel Road, Kolkata - 700019, which the Purchaser is at present owned and possessed of or will be owned and possessed of in future, into single premises as may

be required by the Purchaser from time to time to which the Owner/Vendor hereby records his no objection and undertakes not to raise any objection of whatsoever nature at any time in future **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 hereunder contained **AND FURTHER MORE THAT** the Purchaser is purchasing the said property mentioned in the First Schedule herein after fully satisfied with the right, title, interest of the Owner/Vendor herein over the said property.

The Owner/Vendor herein do hereby nominate his two sons, namely, Sri Santi Paul and Sri Samar Kumar Pal, the Confirming Party Nos. 2 and 3 for being entitled to the said 2 (Two) Residential Flats on the First Floor on the Front Side of the building having Super Built-up Area of about 550 Square Feet Each and also nominate his daughter, namely, Smt. Anjusree ~~Paul~~ Pal, the Confirming Party No. 4 for being entitled to the said 1 (One) Residential Flat on the First Floor on the Front Side of the building having Super Built-up Area of about 400 Square Feet in the Purchaser's up-coming Project. The Confirming Party Nos. 2 to 4 being entitled to the flats stated above as the beneficial owners thereof.

Anjusree Pal.

The Purchaser shall also purchase the other portions of the said property being Premises No. 52E, Bondel Road, Kolkata – 700019 and the Purchaser assured the Owner/Vendor and the Confirming Parties to complete the total project within 5 (five) years and handover the said Allocation within 5 (five) years from the date of sanction of the building plan by the Kolkata Municipal Corporation to the Owner/Vendor and the Confirming Parties.

ADDITIONAL REGISTRAR

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That from the date of vacating of the said property the Purchaser shall provide the rent @ Rs.5,000/- Per Month to each of the Confirming Party Nos.2 and 3 and total rent for Confirming Party Nos. 2 and 3 shall be payable before handing over the possession of the said property.

That the Owner/Vendor has executed and registered this Deed of Conveyance on good faith and trust to the Purchaser without taking total consideration for sale of the said property. If the Purchaser fails or neglects the terms and conditions of this Deed of Conveyance, in that case, the Owner/Vendor or his legal heirs as the case may be shall file the Title Suit for canceling the said Deed of Conveyance.

The expenses for registration in respect of the said 3 (Three) Flats, if any, shall be borne and paid by the Purchaser herein.

The Confirming Parties has gone through the documents and hereby confirms the sale between the Owner/Vendor and the Purchaser of the said property and the said Flat and hereby put their respective hands and seals as a token of their consent and/or acceptance to the terms hereof.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Said Property)

ALL THAT the undivided 1/9th share/interest being 14 (fourteen) Chittacks and 32 (thirty two) Sq. Ft. equivalent to 662 Sq. Ft. more or less of land out of the said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 Sq. Ft. be the same a little more or less, together with 500 Sq. Ft. Tile-Shed Structures standing thereon or on

ADDITIONAL REGISTRAR

1 0 JUL 2012

part thereof being Municipal Premises No. 52E, Bondel Road, Kolkata - 700019, within the Municipal Limit of the Kolkata Municipal Corporation, Ward No. 65 and butted and bounded as follows:-

ON THE NORTH : By Premises No. 38A, Bondel Road;

ON THE SOUTH : By Bondel Road;

ON THE EAST : By Municipal Lane; and

ON THE WEST : By Premises No. 52D, Bondel Road, Kolkata.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Consideration being the 'Said Flat')

(i) **ALL THAT** the 3 (Three) Residential Flats out of which 2 (Two) Residential Flats on the First Floor on the Front Side of the building having Super Built-up Area of about 550 Square Feet Each and also 1 (One) Residential Flat on the First Floor on the Front Side of the building having Super Built-up Area of about 400 Square Feet, the said flats shall comprise of bedrooms, drawing room/dining room, kitchen, bath, privy fully finished in habitable condition in the Purchaser's up-coming Project, together with the proportionate impartible right, title and interest in the land and in common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser, as per the Specification mentioned as follows:-

1. The building shall be of R.C.C. structure as per Kolkata Municipal Corporation sanctioned plan.

ADDITIONAL REGISTRAR
OF ASSURANCES
CALCUTTA
10 JUL 2012

2. Steel – First Class quality available in market.

3. Cement – First Class quality available in market.

4. Sand – Coarse Sand.

5. Stone Chips – Best quality available in market.

6. Bricks – Best quality available in market.

7. Kitchen – Raised cooking platform finished in Black Stone alongwith a sink. White Glazed tile on C.P. Dado upto 2-6" height shall be provided.

8. Toilet – White mosaic flooring and white glazed tiles upto 6' 0" height on Dado.
   - All fitting shall be best quality Chronium plated.
   - All sanitary items will be of best quality (white) ceramic.

9. Door – All the doors of the bedrooms, kitchen, main door, balcony and bathroom/toilet will be of panel/flush doors fitted with necessary fitting.

10. Windows – Wooden finish with wooden panels with glass.

11. Floorings – All floorings in bedrooms, living room, kitchen etc., shall be of white mosaic tiles / cast-in-situ.

ADDITIONAL REGISTRAR
ASSURANCES-I, KOLKATA
10 JUL 2019

12. Electrical Installation – Concealed conduit copper wiring with piano type switches.

13. Internal walls will be finished with plaster of paris.

14. All doors and windows shall be enamel painted (white) of standard quality.

15. External walls shall be finished with snowchem.

16. There shall be a lift (5 passengers) in the building with emergency lights approved by ISI preferably of OTIS.

17. Telephone wiring shall be provided from each flat to junction box at ground level.

18. A deep tubewell shall be provided for potable water supply other than Corporation Water arrangement, water pump, underground reservoir and overhead tank.

19. There shall be intercom system from each flat to guard rooms at ground level.

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

LTI of Sailendra Paul by the pen of Samar Kumar Pal.

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

Santi Pal.

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

ROCHITA CONSTRUCTION PVT. LTD.
Director

1) Raju Sahani
43/3, Hazra Rd.
Kol - 19

2) Nirmal Das
43/3, Hazra Rd.
Kol - 19

SIGNED SEALED AND DELIVERED
by the **CONFIRMING PARTIES** at Kolkata
In the Presence of:

Santi Pal.

Anjusree Pal.

Samar Kumar Pal.

1) Babla Ok Sanfui
S/o Sri Narendra Nath Sanfui
Alipore Judges Court
Kol-700027.

2) Sumana Pal.
11/2, Ramakanan
Roy Road Kol - 700034.

LTI of Angur bala Paul by the pen of Samar Kumar Pal.

ADDITIONAL REGISTRAR
OF ASSURANCES-II KOLKATA
10 JUL 2012

MEMO OF CONSIDERATION

Received with thanks from the within mentioned Purchaser, a sum of Rs.1,00,000/- (Rupees One Lakh) only, by Cash and the Said Flat being the consideration as per the terms of this Deed of Sale as full and final consideration against sale of the Said Property.

LTI of Sailendra Paul by the pen of Samar Kumar Pal.

Signature of the Owner/Vendor

Witness :

1) Babla Kanjilal

2) Subrata Pal.

Drafted by me and prepared in my office

Prabir Banerjee

Advocate

Identified by me.

Prabir Banerjee

Advocate

Typed by me.

Naresh Chandra Ray.

ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
10 JUL 2012

Government Of West Bengal

Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07374 of 2013

(Serial No. 06607 of 2013 and Query No. 1901L000016803 of 2013)

On 10/07/2013

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

Presented for registration at 18.40 hrs on :10/07/2013, at the Private residence by Saibal Ray Chaudhuri ,Claimant.

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

Execution is admitted on 10/07/2013 by

1. Sailendra Nath Paul, son of Lt. Durlav Hari Paul , 52 E, Bondel Road, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Retired Person
2. Angurbala Paul, wife of Sailendra Nath Paul , 52 E, Bondel Road, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : House wife
3. Santi Paul, son of Sailendra Nath Paul , 52 E, Bondel Road, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
4. Samar Kumar Paul, son of Sailendra Nath Paul , 52 E, Bondel Road, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
5. Angusree Paul, wife of Lt. Pravash Chandra Pal , 11/2, Bama Charan Roy Road(Jayashree park), Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : House wife
6. Saibal Ray Chaudhuri
   Director, Rochita Construction Pvt. Ltd., P-40 A, Gariahat Road (South), Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031.
   , By Profession : Business

Identified By Prabir Banerjee, son of .... , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 16/07/2013

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.-1,05,15,000/-

ADDITIONAL REGISTRAR OF ASSURANCE-I, KOLKATA
27 JUL 2013

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government Of West Bengal

Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07374 of 2013

(Serial No. 06607 of 2013 and Query No. 1901L000016803 of 2013)

Certified that the required stamp duty of this document is Rs.- 736070 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 27/07/2013

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, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,15,752/- paid online on 25/07/2013 12:03PM with Govt. Ref. No. 192013140002431851 on 25/07/2013 12:05PM, Bank: State Bank of India, Bank Ref. No. CK31496937 on 25/07/2013 12:03PM, Head of Account: 0030-03-104-001-16, Query No:1901L000016803/2013

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 7,36,070/- paid online on 25/07/2013 12:03PM with Govt. Ref. No. 192013140002431851 on 25/07/2013 12:05PM, Bank: State Bank of India, Bank Ref. No. CK31496937 on 25/07/2013 12:03PM, Head of Account: 0030-02-103-003-02, Query No:1901L000016803/2013

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

CALCUTTA

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
27 JUL 2013

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
eChallan

GRN: 19-201314-000243185-1 Payment Mode Online Payment
GRN Date: 25/07/2013 12:05:51 Bank : State Bank of India
BRN : CK31496937 BRN Date: 25/07/2013 12:03:54

DEPOSITOR'S DETAILS

Id No. : 1901L000016803/2/2013
[Query No./*/Query Year]

Name : ROCHITA CONSTRUCTION PRIVATE LIMITED
Contact No. : 40504444 Mobile No. : +91 9883933777
E-mail : rochitacons@hotmail.com
Address : P-40A GARIAHAT ROAD(SOUTH)KOLKATA-700031
Applicant Name : A Mondal
Office Name : A.R.A. - I KOLKATA, Kolkata
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1901L000016803/2/2013	Property Registration- Stamp duty	0030-02-103-003-02	736070
2	1901L000016803/2/2013	Property Registration- Registration Fees	0030-03-104-001-16	115752
			Total	851822

In Words : Rupees Eight Lakh Fifty One Thousand Eight Hundred Twenty Two only

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 JUL 2018

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SAILENDRA NATH PAUL

Signature LTI of Sailendra Paul by the pen of Samar Kumar Pal.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SAIBAL RAY CHAUDHURI

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ANGURBALA PAUL

Signature LTI of Angurbala Paul by the pen of Samar Kumar Pal

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SANTI PAUL

Signature Santi Pal.

ADDITIONAL REGISTRAR
OF ASSURANCES I KOLKATA
10 JUL 2012

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SAMAR KUMAR PAL

Signature Samar Kumar Pal.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ANJUSREE ~~PAUL~~ Pal.

Signature Anjusree Pal.

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

ADDITIONAL REGISTRAR
KOLKATA
10 JUL 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 4358 to 4381
being No 07374 for the year 2013.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Ashim Kumar Ghosh) 27-July-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal