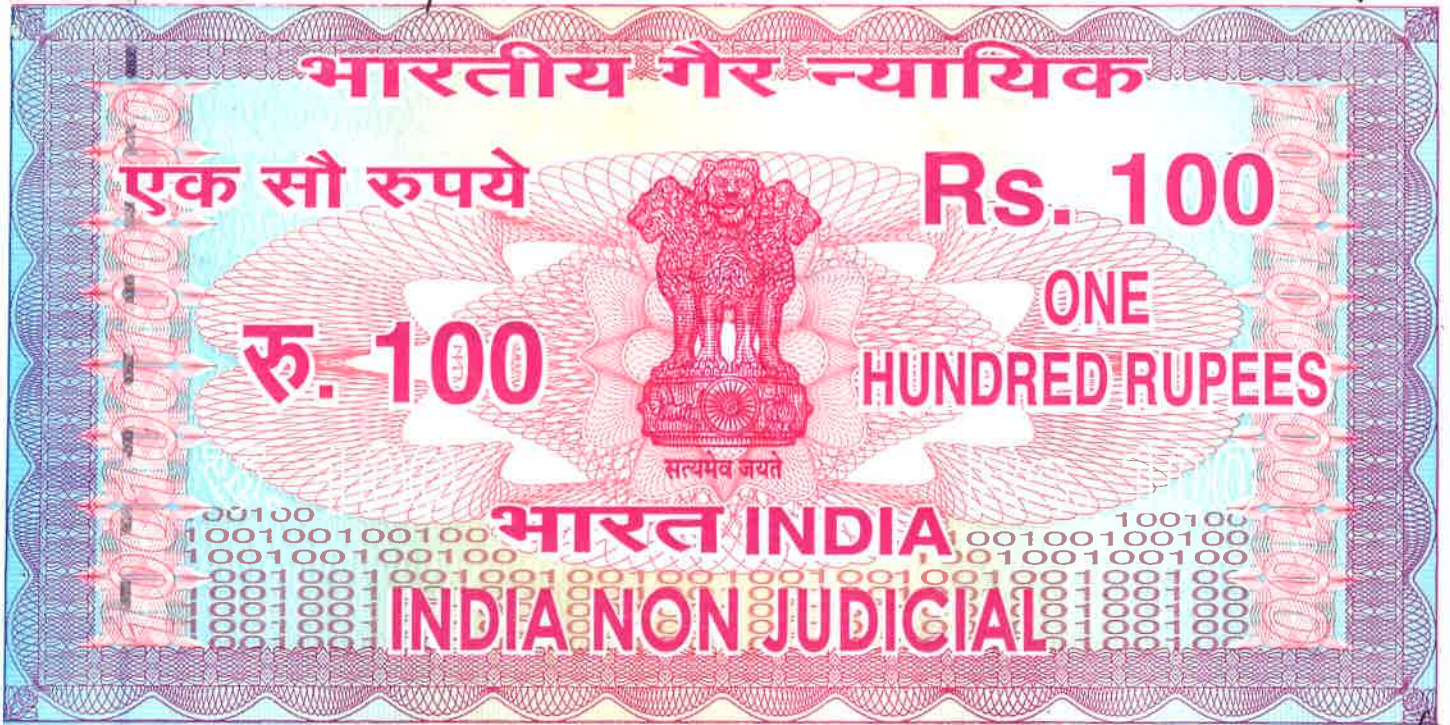


006987/A6

08103/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Ye-226/16  
179345

QMO-135/567/H  
MV-10/17500R

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.

16 NOV 2016

  
Additional Registrar  
of Assurances-I, Kolkata

**THIS DEED OF CONVEYANCE** is made this the 28th day of September, Two Thousand and Sixteen (2016) BETWEEN [1] **SHRI AMAL KUMAR PAL [PAN - DCPPP9381H]**, by faith - Hindu, by citizenship - Indian, by occupation - Retired, [2] **SHRI KESTO KUMAR PAL [PAN - BGHPP5092D]**, by faith - Hindu, by citizenship - Indian, by occupation - Training Business, [3] **SHRI SANJAY KUMAR PAL [PAN - AINPP4055B]**, by faith - Hindu, by citizenship - Indian, by occupation - Service, all sons of Late Jitendra Nath Pal and

Jy 2016  
90/100R  
650R

[4] **SMT. MANJU PAL**, by faith – Hindu, by citizenship – Indian, by occupation – Housewife, wife of Late Dwijen Kumar Pal alias Dijendra Kumar Pal and daughter-in-law of Late Jitendra Nath Pal and all are residing at 52C, Bondel Road, Post Office – Ballygunge, Police Station – Karaya, Kolkata – 700019, K.M.C. Ward No. 65, hereinafter referred to as the “**OWNERS/VENDORS**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective 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** by virtue of Partition Deed dated 20<sup>th</sup> March 1938 and recorded as Deed No. 784 for the year 1938 as executed and registered amongst the legal heirs of Late Madan Mohan Paul, one of his sons namely Durlav Hari Paul, since deceased, became the sole and absolute owner and absolutely seized and possessed of or otherwise well and

sufficiently entitled to the Land admeasuring an area of 1 (one) Cottah 14 (fourteen) Chittacks and 36 (thirty six) Square Feet 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 land**'.

**AND WHEREAS** during his lifetime by a registered Deed of Sale dated 8<sup>th</sup> August 1945, which was registered at the Office of the Sub-Registrar, Sealdah and recorded in Book No. I, Volume No. 39, Pages 114 to 122, Being No. 1534 for the year 1945, said Durlav Hari Paul, for the consideration mentioned therein absolutely sold, transferred and conveyed the right, title, interest and authority of the said land, that is, **ALL THAT** piece and parcel of Land admeasuring an area of 1 (one) Cottah 14 (fourteen) Chittacks and 36 (thirty six) Square Feet equivalent to 1386 (one thousand three hundred and eighty six) Square Feet be the same a little more or less together with structure standing thereon or on part thereof being demarcated portion of Municipal Premises No.38, Bondel Road, Kolkata – 700019 to his brother Sri Lalit Hari Paul and delivered the vacant, khas and peaceful possession unto and in favour of the said Sri Lalit Hari Paul, the vendor therein.

**AND WHEREAS** by way of the above-mentioned Deed of Sale, said Sri Lalit Hari Paul, has thus become the sole and absolute owner and has been absolutely seized and possessed of or well and sufficiently entitled to **ALL THAT** piece and parcel of Land admeasuring an area of 1 (one)

Cottah 14 (fourteen) Chittacks and 36 (thirty six) Square Feet equivalent to 1386 (one thousand three hundred and eighty six) Square Feet be the same a little more or less together with structure standing thereon or on part thereof being a demarcated portion of Municipal Premises No. 38, Bondel Road, Kolkata – 700019 alongwith the right, title and interest on and upon the common passage, easements and appurtenances and demarcated structure standing thereat as also unfettered right of user, enjoyment, etc. therein.

**AND WHEREAS** said Sri Lalit Hari Paul died intestate on 28<sup>th</sup> Falgun 1354 as per Bengali Calendar Month & Year, leaving behind him, his legally wedded wife namely, Smt. Indubala Paul, as his only legal heiress, representative and successor, who inherited the said share and interest of the said land of Sri Lalit Hari Paul, since deceased.

**AND WHEREAS** the said Smt. Indubala Paul had no children out of the wedlock with her deceased husband Lalit Hari Paul and hence by virtue of inheritance, said Smt. Indubala Paul has become the sole and absolute owner and has been absolutely seized and possessed of or well and sufficiently entitled to **ALL THAT** piece and parcel of Land admeasuring an area of 1 (one) Cottah 14 (fourteen) Chittacks and 36 (thirty six) Square Feet equivalent to 1386 (one thousand three hundred and eighty six) Square Feet be the same a little more or less together with R.T. Structure standing thereon or on part thereof being a demarcated portion of Municipal 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 structure standing thereat as

also unfettered right of user, enjoyment, etc. and duly mutated and recorded her name in the Assessment Register of the Kolkata Municipal Corporation, which was subsequently recorded and renumbered as Premises No. 38B, Bondel Road, Police Station – Karaya, Kolkata – 700019, more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the “**said premises**”.

**AND WHEREAS** during her lifetime, due to her old age the said Smt. Indubala Paul has executed and registered a Deed of Family Settlement dated 28<sup>th</sup> November 1977 duly registered at the Office of the District Registrar, Alipore, Kolkata and recorded in Book No. I, Volume No. 226, Pages 246 to 257, Being No. 7539 for the year 1977 and thereby established a Trust in respect of Premises No. 38B, Bondel Road, Kolkata – 700019, appointing herself as the Sole Trustee for her lifetime and as mentioned therein the said Deed of Family Settlement she made such arrangement that after the death and/or demise of Smt. Indubala Paul, the trust in respect to the said premises should come to an end and the 4 (four) sons of her brother-in-law namely, Jitendra Nath Paul, i.e. her nephews namely, Sri Dwijen Kumar Pal alias Dijendra Kumar Pal, Sri Amal Kumar Pal, Sri Kesto Kumar Pal and Sri Sanjay Kumar Pal, would be the beneficiaries and thereby would have the joint right, title and interest over the said premises as her legal heirs, representatives and successors.

**AND WHEREAS** while seized and possessed of the said premises, said Smt. Indubala Paul died intestate on 18<sup>th</sup> February 1979 and by virtue of the said Deed of Family Settlement dated 28<sup>th</sup> November 1977 the said Sri Dwijen Kumar Pal alias Dijendra Kumar Pal, Sri Amal Kumar

Pal, Sri Kesto Kumar Pal and Sri Sanjay Kumar Pal, as her legal heirs, representatives and successors, have jointly inherited the said share and interest in the said premises of the deceased Smt. Indubala Paul and each being entitled to undivided, undemarcated and proportionate respective 1/4<sup>th</sup> (one-fourth) share of Land of the said premises.

**AND WHEREAS** thus, after the death of Smt. Indubala Paul, said Sri Dwijen Kumar Pal alias Dijendra Kumar Pal, Sri Amal Kumar Pal, Sri Kesto Kumar Pal and Sri Sanjay Kumar Pal became the joint owners and each of themselves having undivided and undemarcated 1/4<sup>th</sup> (one-fourth) share of the said premises.

**AND WHEREAS** said Dwijen Kumar Pal alias Dijendra Kumar Pal died intestate on 17<sup>th</sup> October 2011 leaving behind him only his issueless wife namely, Smt. Manju Pal, as his legal heiress, representative and successor, who inherited the said respective undivided and undemarcated 1/4<sup>th</sup> (one-fourth) share and interest of land being the share of Dwijen Kumar Pal alias Dijendra Kunar 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 and (4) Smt. Manju Pal, the Owners/Vendors herein, have thus became the joint owners and have been absolutely seized and possessed of or well and sufficiently entitled to undivided and undemarcated 1/4<sup>th</sup> (one-fourth) share each in the said premises, that is, **ALL THAT** piece and parcel of Land admeasuring an area of 1 (one) Cottah 14 (fourteen) Chittacks and 36 (thirty six) Square Feet equivalent to 1386 (one thousand three hundred

and eighty six) Square Feet be the same a little more or less together with R.T. Structure admeasuring 400 (four hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 38B, 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 **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the “**said premises**” as inherited from their deceased Smt. Indubala Paul.

**AND WHEREAS** the Owners/Vendors hereby agrees to sell the said premises and the Purchaser hereby agrees to purchase the said premises i.e. **ALL THAT** piece and parcel of Land admeasuring an area of 1 (one) Cottah 14 (fourteen) Chittacks and 36 (thirty six) Square Feet equivalent to 1386 (one thousand three hundred and eighty six) Square Feet be the same a little more or less together with R.T. Structure admeasuring 400 (four hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 38B, 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 **SCHEDULE** hereunder written, at and for a total consideration of Rs.17,00,000/- (Rupees Seventeen 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.17,00,000/- (Rupees Seventeen Lacs) only, paid by the Purchaser to the Owners/Vendors on or before the execution of these presents (the receipts whereof the Owners/Vendors doth hereby admit and acknowledge) the Owners/Vendors hereby absolutely sale and transfer the said premises, which is in dilapidated conditions 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 premises, the Owners/Vendors as the joint owners doth hereby by these presents absolutely grant, sell, convey, transfer, assure and assigns the absolute right, title and authority alongwith physical possession and handed over all relevant original documents relating thereto including the deed of family settlement as aforesaid, unto the Purchaser its successor or successors-in-interest and/or assigns the said premises i.e. **ALL THAT** piece and parcel of Land admeasuring an area of 1 (one) Cottah 14 (fourteen) Chittacks and 36 (thirty six) Square Feet equivalent to 1386 (one thousand three hundred and eighty six) Square Feet be the same a little more or less together with R.T. Structure admeasuring 400 (four hundred) Square Feet standing thereon or on part thereof being Municipal Premises No. 38B, 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 **SCHEDULE** hereunder written, **OR HOWSOEVER** otherwise the said premises 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 premises 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 Owners/Vendors into and upon the said premises and every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way related to the said premises or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Owners/Vendors their heirs, executors, administrators, legal representatives and assigns or any person from whom their 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 premises and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with their 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 Owners/Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owners/Vendors from to these presents **AND** the Owners/Vendors doth hereby for themselves their 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 Owners/Vendors or any of their predecessors and ancestors-in-title

done or executed or knowingly suffered to the contrary the Owners/Vendors 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 premises 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 Owners/Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Owners/Vendors or from or under any of their predecessors or ancestors-in-title **AND FURTHER THAT** the Owners/Vendors and all their 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 Owners/Vendors or any breach of the covenants hereinunder contained **AND FURTHER MORE THAT** the Purchaser is purchasing the said premises mentioned in the **SCHEDULE** herein on good faith and belief that all declarations, representations and statements made by the Owners/Vendors herein are true and nowhere false and the said premises is free from all encumbrances in all respects and in every manner whatsoever. The Owners/Vendors shall keep the Purchaser indemnified for any encumbrances and/or defect in title, if found any.

**THE SCHEDULE ABOVE REFERRED TO**  
**(Said Premises)**

**ALL THAT** piece and parcel of Land admeasuring an area of **1 (one) Cottah 14 (fourteen) Chittacks and 36 (thirty six) Square Feet equivalent to 1386 (one thousand three hundred and eighty six) Square Feet** be the same a little more or less together with **R.T. Structure admeasuring 400 (four hundred) Square Feet** standing thereon in absolutely dilapidated condition or on part thereof being Municipal Premises No. 38B, 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 said premises and the said premises delineated in the Map or Plan annexed hereto and thereon shown in '**RED**' coloured border 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.38D, Bondel Road, Kolkata;

ON THE EAST : By the Land at Premises No. 38C, Bondel  
Road, Kolkata – 700019;

ON THE SOUTH : By the Land at Premises No. 38C, Bondel Road,  
Kolkata – 700019; and

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

**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 **OWNERS/VENDORS** at Kolkata

in the Presence of :

1) Sanyantani Pal  
52 C Bowdell Road,  
Kolkata - 700019

2) Debarati Banerjee  
A/c Chittaranjan Colony  
Kolkata - 700092

1) Anil Kumar Pal

2) Kesto Kumar Pal

3) Sanjay Kumar Pal

4) Mahju PAUL

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the Presence of:

1) Sanyantani Pal

2) Debarati Banerjee

**ROCHITA CONSTRUCTION PVT. LTD.**

Sudha W. Agrawal

**DIRECTOR**

**MEMO OF CONSIDERATION**

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

Owner's Name	Dated	Bank Draft No.	Drawn On	Amount
Sanjay Kumar Pal	28.09.16	502020	ICICI Bank, Bhowanipore Br.	4,25,000.00
Kesto Kumar Pal	28.09.16	502021	DO	4,25,000.00
Amal Kumar Pal	28.09.16	502019	DO	4,25,000.00
Manju Pal	28.09.16	502018	DO	4,25,000.00
<b>TOTAL :-</b>				<b>17,00,000.00</b>

Amal Kumar Pal  
Signature of the Owner/Vendor No.1

Kesto Kumar Pal  
Signature of the Owner/Vendor No.2

**Witness :**

1) Sanyantani Pal

Sanjay Kumar Pal  
Signature of the Owner/Vendor No.3

2) Debabrata Banerjee

Manju Pal  
Signature of the Owner/Vendor No.4

Drafted by me & Identified by me.

Susweta Sharma  
Advocate

Typed by me.

Nazim Chandra Das

Alipore Judges court  
WB/48/1993

SITE PLAN OF 38B, BONDEL ROAD

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

LAND AREA = 1K.-14Ch.-36Sft.

LAND AREA MARKED BY RED BORDER

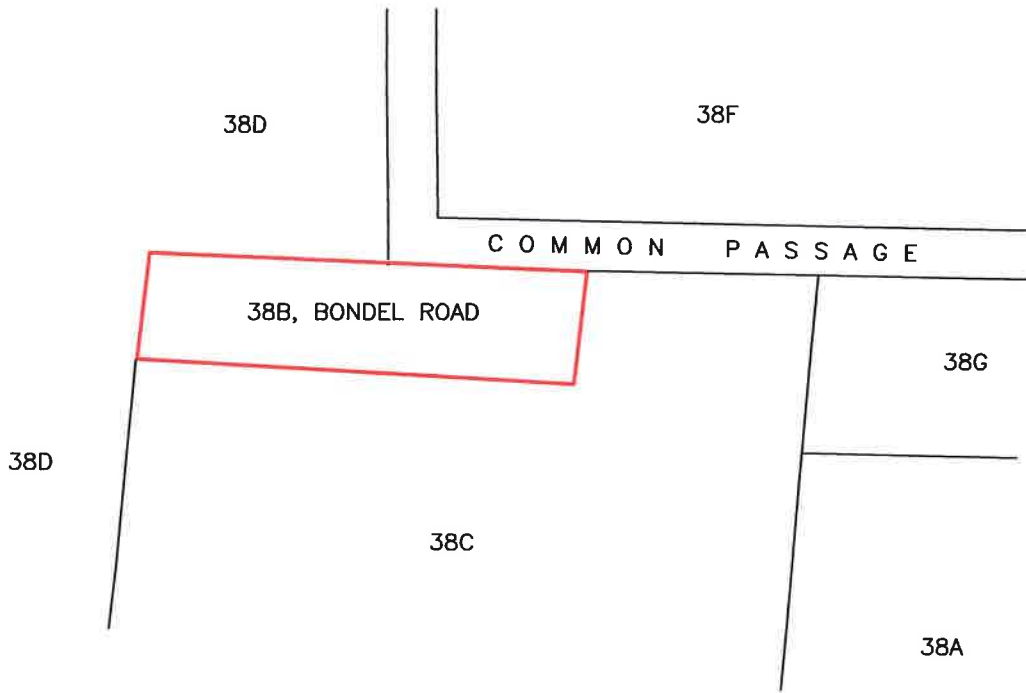


SCALE-1:25

- 1) Analkumartal
- 2) Kesto Kumar Paul.
- 3) Sangay Kumar Paul
- 4) Manju PAUL


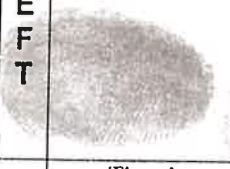
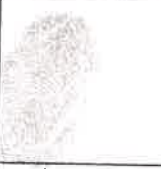

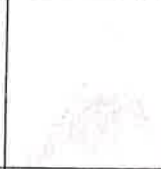






**ROCHITA CONSTRUCTION PVT. LTD.**

*Sudh W. Agrewal*  
**DIRECTOR**














SITE PLAN

**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: AMAL KUMAR PAL

Signature: 


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

Name: KESTO KUMAR PAL


Signature: 

	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: 

**SPECIMEN FOR TEN FINGER PRINT**

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

Name: MANJU PAL

Signature: Manju Pal

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

Name: SURESH KUMAR AGARWAL

Signature: Suresh K. Agarwal

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

Name: .....

Signature: .....



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

GRN: 19-201617-002501715-2 **Payment Mode** Counter Payment  
GRN Date: 28/09/2016 14:28:33 **Bank :** ICICI Bank  
BRN : 1008556943 **BRN Date:** 28/09/2016 15:05:40

**DEPOSITOR'S DETAILS**

**Id No. :** 19010001351567/3/2016

[Query No./Query Year]

**Name :** ROCHITA CONSTRUCTION PVT LTD  
**Contact No. :** 40504444 **Mobile No. :** +91 9331039069  
**E-mail :** rochitacons@hotmail.com  
**Address :** 43/3 HAZRA ROAD KOLKATA-700019  
**Applicant Name :** Mr Ashish Ruia  
**Office Name :**  
**Office Address :**  
**Status of Depositor :** Buyer/Claimants  
**Purpose of payment / Remarks :** Sale, Sale Document Payment No 3

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19010001351567/3/2016	Property Registration- Registration Fees	0030-03-104-001-16	111385
2	19010001351567/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	708245

**Total**

819630

**In Words :** Rupees Eight Lakh Nineteen Thousand Six Hundred Thirty only












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001351567/2016

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	Amal Kumar Pal 52C, Bondel Road, P.O:- Bullygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller		5028 	 28-9-16
2	Kesto Kumar Pal 52C, Bondel Road, P.O:- Bullygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller		5029 	 28.09.16
3	Sanjay Kumar Pal 52C, Bondel Road, P.O:- Bullygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller		5030 	 28-9-16

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Manju Pal 52C, Bondel Road, P.O:- Bullygunge, P.S:- Karaya, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Seller		 5031	Manju Pal 28-9-16
	Suresh Kumar Agarwal 22a, Buroshibtalla Main Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Representative of Buyer [Rochita Construction Privet Limited]			Suresh Kumar Agarwal 28/9/16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Saswati Sharma Wife of T.K. Sharma Alipore Judges Court, Enrolement No. WB/48/1993, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Amal Kumar Pal, Kesto Kumar Pal, Sanjay Kumar Pal, Manju Pal, Suresh Kumar Agarwal		Saswati Sharma 28-9-16	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal

## Major Information of the Deed

Deed No :	I-1901-08103/2016	Date of Registration	11/16/2016 1:02:29 PM
Query No / Year	1901-0001351567/2016	Office where deed is registered	
Query Date	27/09/2016 7:10:42 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Ashish Ruia 43/3, Hazra Road, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9051404411, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 1,01,17,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,08,345/- (Article:23)	Rs. 1,11,385/- (Article:A(1), E, M(a), M(b), I)		
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. 38B

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		1 Katha 14 Chatak 36 Sq Ft	14,00,000/-	98,17,500/-	Width of Approach Road: 4 Ft.,
<b>Grand Total :</b>					<b>3.1763Dec</b>	<b>14,00,000 /-</b>	<b>98,17,500 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>3,00,000 /-</b>	<b>3,00,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Amal Kumar Pal</b> Son of Late Jitendra Nath Pal 52C, Bondel Road, P.O:- Bullygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. DCPPP9381H, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence
2	<b>Kesto Kumar Pal</b> Son of Late Jitendra Nath Pal 52C, Bondel Road, P.O:- Bullygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGHPP5092D, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence

3	<b>Sanjay Kumar Pal</b> Son of Late Jitendra Nath Pal 52C, Bondel Road, P.O:- Bullygunge, 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: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence
4	<b>Manju Pal</b> Wife of Late Dwijen Kumar Pal 52C, Bondel Road, P.O:- Bullygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Rochita Construction Privet Limited</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>Suresh Kumar Agarwal</b> Son of 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: Service, Citizen of: India, PAN No. ACZPA5498H, Status : Representative, Representative of : Rochita Construction Privet Limited (as Director)

**Identifier Details :**

Name & address	
Saswati Sharma Wife of T.K. Sharma Alipore Judges Court, Enrolement No. WB/48/1993, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Amal Kumar Pal, Kesto Kumar Pal, Sanjay Kumar Pal, Manju Pal, Suresh Kumar Agarwal	

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Amal Kumar Pal	Rochita Construction Privet Limited-0.794063 Dec
2	Kesto Kumar Pal	Rochita Construction Privet Limited-0.794063 Dec
3	Sanjay Kumar Pal	Rochita Construction Privet Limited-0.794063 Dec
4	Manju Pal	Rochita Construction Privet Limited-0.794063 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Amal Kumar Pal	Rochita Construction Privet Limited-100 Sq Ft
2	Kesto Kumar Pal	Rochita Construction Privet Limited-100 Sq Ft
3	Sanjay Kumar Pal	Rochita Construction Privet Limited-100 Sq Ft
4	Manju Pal	Rochita Construction Privet Limited-100 Sq Ft

**Endorsement For Deed Number : I - 190108103 / 2016**

**On 28-09-2016**

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

Presented for registration at 18:34 hrs on 28-09-2016, at the Private residence by Suresh Kumar Agarwal ,.

**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 1,01,17,500/-

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

Execution is admitted on 28/09/2016 by 1. Amal Kumar Pal, Son of Late Jitendra Nath Pal, 52C, Bondel Road, P.O: Bullygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 2. Kesto Kumar Pal, Son of Late Jitendra Nath Pal, 52C, Bondel Road, P.O: Bullygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Sanjay Kumar Pal, Son of Late Jitendra Nath Pal, 52C, Bondel Road, P.O: Bullygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 4. Manju Pal, Wife of Late Dwijen Kumar Pal, 52C, Bondel Road, P.O: Bullygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Indetified by Saswati Sharma, , , Wife of T.K. Sharma, Alipore Judges Court, Enrolement No. WB/48/1993, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-09-2016 by Suresh Kumar Agarwal, Director, Rochita Construction Privet Limited, 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019



**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 29-09-2016**

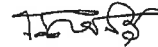
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,11,385/- ( A(1) = Rs 1,11,287/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 1,11,385/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/09/2016 3:05PM with Govt. Ref. No: 192016170025017152 on 28-09-2016, Amount Rs: 1,11,385/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 1008556943 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. 7,08,245/- and Stamp Duty paid by by online = Rs 7,08,245/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/09/2016 3:05PM with Govt. Ref. No: 192016170025017152 on 28-09-2016, Amount Rs: 7,08,245/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 1008556943 on 28-09-2016, Head of Account 0030-02-103-003-02



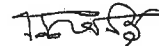
**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 01-10-2016**

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,08,245/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7139, Amount: Rs.100/-, Date of Purchase: 21/09/2016, Vendor name: Samiran Das



**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

On 16-11-2016

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.



**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 265254 to 265281  
being No 190108103 for the year 2016.



Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2016.11.18 10:19:12 +05:30  
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 18/11/2016 10:19:11  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

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