

05.03.2014

(Original)

Property :

Mouza: NONADANGA**Dag Nos. 413, 414 & 415****Area: 52.65 Sataks****DEED OF DECLARATION**

By

- (1) BANKE BHIARI ENCLAVE PVT. LTD.
- (2) DRISHTINANDAN DEVELOPERS PVT. LTD.
- (3) KUMKUM INFRASTRUCTURE PVT. LTD.
- (4) PRITHIWIRAJ REAL ESTATES PVT. LTD.
- (5) RITURAAJ BUILDERS PVT. LTD.
- (6) SURYADRIPTI INFRASTRUCTURE PVT. LTD.
- (7) SURADHANI REAL ESTATES PVT. LTD.
- (8) RAPID HOUSING SOLUTIONS PVT. LTD.
- (9) GOLDMOON DEALERS PVT. LTD.
- (10) KSHETRAJIVI AGRO PVT. LTD.
- (11) ENDIVE VANIJYA PVT. LTD.

.....The Declarants

Registered with the A.D.S.R., Sealdah, in Book No. I,
C D Volume No. 2, Pages 3349 to 3360 and Being
No. **00695** for the year **2014**



5³/₁₄
6-20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 669407

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

[Signature]
Additional District Sub Registrar
Sealdah

1

no-170

THIS DECLARATION is made this 5th day of March, 2014
BY (1) BANKE BIHARI ENCLAVE PVT. LTD. (PAN AAFCB1781R)
 represented by its Director Mr. Rajesh Chhaparia,
(2) DRISHTINANDAN DEVELOPERS PVT. LTD. (PANAAECD39091)
 represented by its Director Mr. Srikant Jhunjunwala, **(3) KUMKUM
 INFRASTRUCTURE PVT. LTD.** (PAN AAECK9094M) represented by its



[Signatures]



257

04 MAR 2014

NO..... VALU 100
 DATE.....
 SOLD TO.....
 Add.....
 SIGNATURE OF STAMP VENDOR
SRI PRASANTA CHATTERJEE
 GOVT. LICENSED STAMP VENDOR
 SEALDAH CIVIL COURT
 KOLKATA-700014

Banke Bihari Enclave
 Unit-5. 4th Floor. Block 1.
 PS space. 1/1A. Mahendra
 Roy Lane
 Kolkata 700046

100
 20
 120



NETS
 471

Banke Bihari Enclave Private Limited

Rajal
 Director/Authorised Signatory

OTI dispanced

05.03.14

Orishinendan Developers Private Limited

Sukant Kumar
 Director/Authorised Signatory



NETS
 472

Kumkum Infrastructure Private Limited

[Signature]
 Director/Authorised Signatory



NETS
 473

Prithwiraj Real Estates Private Limited

[Signature]
 Director/Authorised Signatory



NETS
 474

Riturnaj Builders Private Limited

[Signature]
 Director/Authorised Signatory

A. D. S. R. SEALDAH
 - 5 MAR 2014
 Dist.- South 24 Parganas



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

16AA 512426



2

Director Mr. Shashank Sudhir Goenka, (4) **PRITHIWIRAJ REAL ESTATES PVT. LTD.** (PANAAGCP7997J) represented by its Director Mr. Prithwiraj Mukherjee, (5) **RITURAAJ BUILDERS PVT. LTD.** (PAN AAGCR0629D) represented by its director Mr. Manish Saraf, (6) **SURYADRIPTI PROPERTIES PVT. LTD.** (PAN AASCS0363H) and

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9-V-Road
Sri Late P. Varkey
SATT, Manikata Main Road,
Kolkata - 700054
7-sets - Chandra

04 MAR 2014

257
NO..... VALU.....
DATE.....
SOLD TO.....
ADD.....
SIGNATURE OF STAMP VENDOR
SRI PRASANTA CHATTERJEE
GOVT. LICENSED STAMP VENDOR
SEALDAH CIVIL COURT
KOLKATA-700014

209
Banke Bihari Enclave
Unit-5, 4th floor, Block-1.
PS-Space 1/1A, Mahendrapur
Boj Lane
No/Rate - 700046



Suryadripta Properties Private Limited

Sri Prasanta Chatterjee
Director/Authorised Signatory



NETS
172
Sraddhan Real Estates Private Limited

Indra
Director/Authorised Signatory



NETS
175
RAPID HOUSING SOLUTIONS PVT. LTD.

Pankaj Mukherjee
Director/Authorised Signatory



NETS
173
GOLDMOON DEALERS PVT. LTD.

Raj Kumar
Director/Authorised Signatory



NETS
176
KSHETRAJIVI AGRO PRIVATE LIMITED

Rajesh
Director / Authorised Signatory



NETS
171
ENDIVE VANIYA PVT. LTD.

Indra
Director/Authorised Signatory

NETS
178



A. D. S. R. SEALDAH

- 5 MAR 2014

Dist.- South 24 Parganas

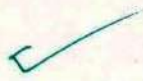
P. V. Paul
P. V. Paul
S/o. Late P. Varkey
164/1, Manicktala Main Road,
Kolkata - 700054
Caste : Christian
Occupation : Service

represented by its Authorised Signatory Shashank Sudhir Goenka, **(7) SURADHANI REAL ESTATES PVT. LTD.** (PAN : APPLIED FOR) and represented by its Director Mr. Vijendra Nath Dave,- Nos. (1) to (7) all being Companies incorporated under the provisions of the Companies Act, 1956 and all having their respective registered offices at Unit No. 5, 4th Floor, Block I, PS Space, 1/1A, Mahendra Roy Lane, Kolkata 700046, **(8) RAPID HOUSING SOLUTIONS PVT. LTD.** (PAN AADCR8750L) and represented by its Director Mr. Prithwiraj Mukherjee, **(9) GOLDMOON DEALERS PVT. LTD.** (PAN AAECG1531B) and represented by its Director Binod Kumar Agarwal, **(10) KSHETRAJIVI AGRO PVT . LTD.** (PAN AAECK8480H) and represented by its Director Mr. Rajesh Chhparia, - Nos. (8) to (10) all being Companies incorporated under the provisions of the Companies Act, 1956 and all having their registered offices at No. 164/1, Manicktala Main Road, Kolkata 700054, and **(11) ENDIVE VANIJYA PVT. LTD.** (PAN AADCE0477F) represented by its Director Vijendra Nath Dave, a Company incorporated under the Companies Act, 1956 and having its registered office at No. 33A, Canal Circular Road, Kolkata 700054, hereinafter collectively referred to "**the Declarants**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors in office and/or assigns) do hereby declare and agree and say as follows:

WHEREAS :

- A. The Declarants are the co-owners, inter alia, of their undivided share in a landed property with structures, being Dag Nos. 413, 414 and 415 in Mouza Nonadanga, J.L. No. 10, under Police Station Tiljala, abutting on Picnic Garden Road, Kolkata 700039, measuring an aggregate area of 52.65 Sataks [or 0.5265 Acres] more or less, equivalent to 31 Cottahs 13 Chittacks and 27 Sft.], hereinafter referred to as "**the said land**".
- B. The Declarants have purchased the said land by a Sale Deed dated 14th January, 2013 and registered with the Additional District Sub Registrar, Sealdah in Book I, CD Volume No. 1, Pages 3866 to 3899 being No. 00254 for the year 2013, hereinafter referred to "**the said deed**".

Shank *by* *Q f* *M* *N* *Swi*



A. D. S. R. SEALDAH
- 5 MAR 2014
Dist. - Sec. - 24 Parganas

- C. The names of the Declarants herein have been duly mutated by office of the Block Land & Land Reforms Officer, ATM Block, Kolkata, and Mutation Certificates have duly been issued in respect of the said land.
- D. The Declarants herein have made requisite Applications in office of the Block Land & Land Reforms Officer, ATM Block, Kolkata, for Conversion of land use from 'Sali' to 'Bastu' for residential/commercial use in respect of the said land, and the said Applications are pending.
- E. In page No. 11 in the said Deed, it was mentioned that all ownership share, right, title and interest whatsoever or howsoever of the Vendors and each of them in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said property and/or beneficial use and enjoyment of the said property, with all rights of easement and passage **TOGETHER WITH** right, title and interest on the said land has been transferred, sold and conveyed in favour of Declarants.
- F. In the Sketch Map attached to the said Deed, no such passage or path was shown expressly but the same is necessary for the enjoyment of the property by the Declarants as co-owners.

NOW THIS DECLARATION WITNESSETH that the Declarants doth hereby create an easement of private way for ingress and egress and access from Picnic Garden Road to any of the Dag Nos. 413, 414 and 415 by all the Declarants in consideration of joint enjoyment of the said land in accordance with the requisite approval of the building plan from the Kolkata Municipal Corporation authorities, and as shown and annexed in the site plan of the said Dag Numbers and delineated in "**RED**".

IN WITNESS WHEREOF the parties hereto have hereunto set and





A. D. S. R. SEALDAH
- 5 MAR 2014
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subscribed their respective hands and seals the day month and year first above written.

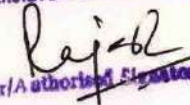
SIGNED SEALED AND DELIVERED by the withinnamed **DECLARANTS** at Kolkata in the presence of:

- 1) **Mukesh Joshi**
S/O MALI RAM JOSHI
164/1, M.M. Road
Kolkata - 700054
- 2) **Ampam Das**
S/O Hasadhan Das
164/1, M.M. Road
Kolkata - 700054

Drafted by :


RUPEN ROY
ADVOCATE
Enrollment No.-WB-1120/2004.
High Court, Calcutta.

Banke Bihari Enclave Private Limited


Director/Authorised Signatory

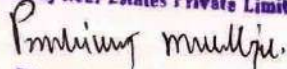
Drishtinandan Developers Private Limited


Director/Authorised Signatory

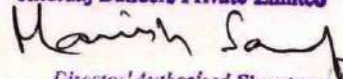
Kumkum Infrastructure Private Limited


Director/Authorised Signatory

Prithwiraj Real Estates Private Limited


Director/Authorised Signatory

Rituraj Builders Private Limited


Director/Authorised Signatory

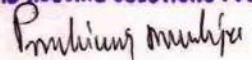
Suryadipati Properties Private Limited


Director/Authorised Signatory

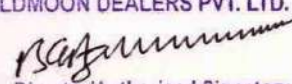
Saradhani Real Estates Private Limited


Director/Authorised Signatory

RAPID HOUSING SOLUTIONS PVT. LTD.


Director/Authorised Signatory

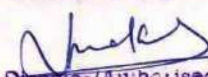
GOLDMOON DEALERS PVT. LTD.


Director/Authorised Signatory

KSHETRAJVI AGRO PRIVATE LIMITED


Director/Authorised Signatory

ENDIVE VANIYA PVT. LTD.


Director/Authorised Signatory



A. D. S. R. SEALDAH

- 5 MAR 2014

Dist. - South 24 Parganas

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Rajesh</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Rushant Kumar</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Yogesh</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Ramkrishna</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



A. F. S. S. LDAM
- 5 MAR 2014
Dist. - South 24 Parganas

SPECIMEN FORM FOR TEN FINGER PRINTS



Hain Saif

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
Right Finger		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shahid

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
Right Finger		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Babbar

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
Right Finger		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
Right Finger		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



A. D. S. R. SEALDAH
- 5 MAR 2014
District South 24 Parganas



Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00695 of 2014
(Serial No. 00891 of 2014 and Query No. 1606L000001766 of 2014)

On 05/03/2014

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

Presented for registration at 18.20 hrs on :05/03/2014, at the Private residence by Mr. Rajesh Chhaparia , one of the Executants.

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

Execution is admitted on 05/03/2014 by

1. Mr. Rajesh Chhaparia
Director, Banke Bihari Enclave Pvt. Ltd., Unit No. 5, 4th Floor, Block-i, Ps Space, 1/1a, Mahendra Roy Lane, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.

Director, Kshetrjivi Agro Pvt. Ltd., 164/1, Manicktala Main Road, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.
, By Profession : Others
2. Mr. Srikant Jhunjhunwala
Director, Drishtinandan Developers Pvt. Ltd., Unit No. 5, 4th Floor, Block-i, Ps Space, 1/1a, Mahendra Roy Lane, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Business
3. Mr. Shashank Sudhir Goenka
Director, Kumkum Infrastructure Pvt. Ltd., Unit No. 5, 4th Floor, Block-i, Ps Space, 1/1a, Mahendra Roy Lane, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.

Authorised Signatory, Suryadripty Properties Pvt. Ltd., Unit No. 5, 4th Floor, Block-i, Ps Space, 1/1a, Mahendra Roy Lane, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Others
4. Mr. Prithwiraj Mukherjee
Director, Prithwiraj Real Estates Pvt. Ltd., Unit No. 5, 4th Floor, Block-i, Ps Space, 1/1a, Mahendra Roy Lane, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.

Director, Rapid Housing Solutions Pvt. Ltd., 164/1, Manicktala Main Road, Kolkata, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Others
5. Mr. Manish Saraf
Director, Rituraaj Builders Pvt. Ltd, Unit No. 5, 4th Floor, Block-i, Ps Space, 1/1a, Mahendra Roy Lane, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Others



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

06/03/2014 16:49:00



Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00695 of 2014
(Serial No. 00891 of 2014 and Query No. 1606L000001766 of 2014)

6. Mr. Vijendra Nath Dave
Director, Suradhani Real Estates Pvt. Ltd., Unit No. 5, 4th Floor, Block-i, Ps Space, 1/1a, Mahendra Roy Lane, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.

Director, Endive Vanijya Pvt. Ltd., 33a, Canal Circular Road, Kolkata, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.
, By Profession : Others

7. Binod Kumar Agarwal
Director, Goldmoon Dealers Pvt. Ltd., 164/1, Manicktala Main Road, Kolkata, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.
, By Profession : Others

Identified By P. V. Paul, son of Late P. Varkey, 164/1, Manicktala Main Road, Kolkata, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054, By Caste: Christian, By Profession: Service.

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/03/2014

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 : 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 06/03/2014

(Under Article : E = 7/- on 06/03/2014)

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.- /-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Impressive Rs.- 120/-



(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

06/03/2014 16:49:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 3349 to 3360
being No 00695 for the year 2014.





(Jaideb Pal) 06-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal