

28.03.2014

**( Original)**

Property :

Nonadanga

**Dag Nos. 417, 418, 419, 414, 420, 421 & 422****Area: 77 Sataks****DEED OF DECLARATION**

By

**BANKE BIHARI ENCLAVE PVT. LTD. & 10 ORS.**

.....Declarants

Registered with the A.D.S.R.- Sealdah, in Book No. 1,  
C D Volume No. 3, Pages 1466 to 1479 and Being  
No. **00999** for the year **2014**

1247

I 999/14



28/03/14  
5-10 pm

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 357181

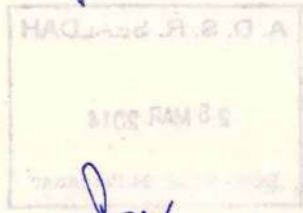
Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional-District Sub Registrar  
Sealdah

1(a)

**DECLARATION**

This **DECLARATION** is made this 28th day of March, 2014 **BY**  
**(1) BANKE BIHARI ENCLAVE PVT. LTD.** represented by its Director  
Mr. Rajesh Chhparia **(2) DRISHTINANDAN DEVELOPERS PVT.**  
**LTD.** represented by its Director Mr. Srikant Jhunjunwala **(3) KUMKUM**



Multiple handwritten signatures in blue ink are present, corresponding to the parties mentioned in the declaration. Some signatures are accompanied by circular official seals.

v.e-256


- 209572

14 FEB 2014

No. ....  
 Sold To .....  
 of .....  
 Rs. 100/-  
**P. CHATTERJEE**  
 16, India Exchange Place, Kol-1  
 Licensed Stamp Vender


**H. MAJUMDAR**  
 Advocate  
 Block P. Pal - F  
 C. N. Roy Road  
 Kolkata - 39

  
 V.C.T.S  
 707  
**Banko Bihar Enclave Private Limited**  
 Director/Authorized Signatory

  
 V.C.T.S  
 707  
**KSHETRAJVI AGRO PRIVATE LIMITED**  
 Director / Authorized Signatory

ST / disburse with  
 28/3/14  
**Jriganandan Developers Private Limited**  
 Director/Authorized Signatory

  
 V.C.T.S  
 708  
**Kumkum Infrastructure Private Limited**  
 Director/Authorized Signatory

  
 V.C.T.S  
 709  
**Rituranj Builders Private Limited**  
**Harish Saha**  
 Director/Authorized Signatory

DECLARATION  
 I hereby declare that the document is  
 admitted to Registration. The  
 signature sheet and the  
 Endowment sheet attached to the  
 document are part of this document.

100  
 20  
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 120

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



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

17AA 298165

1(b)

**INFRASTRUCTURE PVT. LTD.** represented by its Director Mr. Shashank Sudhir Goenka (4) **PRITHIWIRAJ REAL ESTATES PVT. LTD.** represented by its Director Mr. Prithwiraj Mukherjee (5) **RITURAAJ BUILDERS PVT. LTD.**

Handwritten signatures and stamps are present in this section. There are several blue ink signatures and a circular official stamp. A rectangular stamp is also visible at the bottom left.

209572

No. ....  
No. ....  
Sold To .....  
Sold To .....  
of .....  
Rs 29

MAJUMDAR  
Advocates  
Stock Exchange - F  
C.N. Roy Road  
Calcutta 39

14 FEB 2014

P. CHATTERJEE  
16, India Exchange Place, Kol-1  
Licensed Stamp Vender



NETS  
710

Suryadipati Properties Private Limited

*Sulakhecha.*

Director/Authorised Signatory



NETS  
711

GOLDMOON DEALERS PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

1204  
100  
20  
120



NETS  
712

Panchinraj Real Estates Private Limited

*Panchinraj Mukherjee.*  
Director/Authorised Signatory



NETS  
712

RAPID HOUSING SOLUTIONS PVT. LTD.








*Panchinraj Mukherjee.*  
Director/Authorised Signatory

A. D. J. S. SEALDAH  
28 MAR 2014  
Dist. - South 24 Parganas

represented by its director Mr. Manish Saraf **(6) SURYADRIPTI PROPERTIES PVT. LTD.** represented by its Director Mr. Paras Mal Rakhecha **(7) SURADHANI REAL ESTATES PVT. LTD.** 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 office at Unit No. 5, 4<sup>th</sup> floor, Block I, PS Space, 1/1A, Mahendra Roy Lane, Kolkata 700046, **(8) RAPID HOUSING SOLUTIONS PVT. LTD.** represented by its Director Mr. Prithwiraj Mukherjee **(9) GOLDMOON DEALERS PVT. LTD.** represented by its Director Binod Kumar Agarwal - Nos. (8) and (9) all being Companies incorporated under the provisions of the Companies Act, 1956 and having their registered office at No. 164/1, Manicktala Main Road, Kolkata 700054, **(10) KSHETRAJIVI AGRO PVT. LTD.** represented by its Director Mr. Rajesh Chhaparia, a Company incorporated under the provisions of the Companies Act 1956 and having its registered office at No. 164/1, Manicktala Main Road, Kolkata 700054, **(11) ENDIVE VANIJYA PVT. LTD.** represented by its Director Mr. 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. 417, 418, 419, 414, 420, 421 and 422 in Mouza Nonadanga, J.L. No. 10, under Police Station Kasba (formerly Tiljala), abutting on Picnic Garden Road, Kolkata 700039, measuring an aggregate area of 78.694 Sataks [or 0.78694 Acre or 47 Cottahs 9 Chittacks and 34.21 Sft.], hereinafter referred to as **"the said property"**.
- B. The Declarants have purchased the said property by two numbers of Sale Deeds, as detailed below :
- i) dated 19<sup>th</sup> October, 2012 for 67.124 Sataks and registered with the Additional District Sub Registrar, Sealdah in Book

*Qui*       



MENT-9  
713

Gurudham Real Estate Private Limited

Director/Authorised Signatory



MENT-9  
713

KRISHNA VANUJA PVT. LTD.

Director/Authorised Signatory

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



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

I, CD Volume No.7, Pages 8163 to 8197 being No. 03206 for the year 2012;

ii) dated 19<sup>th</sup> October, 2012 for 11.57 Sataks and registered with the Additional District Sub Registrar, Sealdah in Book I, CD Volume No.7, Pages 8198 to 8233 being No. 03208 for the year 2012.

- 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 property.
- D. The Declarants herein shall make 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 Dag Nos. 419, 414 and 422 of the said property.
- E. In page No. 10 in the said Deed, it is 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 property has been transferred, sold and conveyed in favour of the 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 said 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. 417, 418, 419, 414, 420, 421 and 422 by all the Declarants in consideration of joint enjoyment





A. D. S. R. SEALDAH

28 MAR 2014

Dist.- South 2

1288

of the said property in accordance with the requisite approval of the building plan from the Kolkata Municipal Corporation authorities.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and 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. *Ajjan Kamarkar*  
S/o. Late R. C. Kamarkar  
164/1, M. N. Road  
Kolkata - 700054
2. *Mukesh Joshi*  
S/o MALIRAM JOSHI  
164/1, M. N. Road  
Kolkata - 700054

Drafted by :

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

**Sanke Bihari Enclave Private Limited**

*[Signature]*  
Director/Authorised Signatory

**KSHETRAJVI AGRO PRIVATE LIMITED**

*[Signature]*  
Director / Authorised Signatory

**Orishinandan Developers Private Limited**

*[Signature]*  
Director/Authorised Signatory

**Kumkum Infrastructure Private Limited**

*[Signature]*  
Director/Authorised Signatory

**Rituranj Builders Private Limited**

*[Signature]*  
Director/Authorised Signatory

**Suryadipati Properties Private Limited**

*[Signature]*  
Director/Authorised Signatory

**GOLDMOON DEALERS PVT. LTD.**

*[Signature]*  
Director/Authorised Signatory

**Prithviraj Real Estates Private Limited**

*[Signature]*  
Director/Authorised Signatory

**RAPID HOUSING SOLUTIONS PVT. LTD.**

*[Signature]*  
Director/Authorised Signatory

**Saradhani Real Estates Private Limited**

*[Signature]*  
Director/Authorised Signatory

**SHRIVE VANITA PVT. LTD.**

*[Signature]*  
Director/Authorised Signatory



A. L. R. SEALDAH

28 MAR 2014

Dist.- South 24 Parganas

## SPECIMEN FORM FOR TEN FINGER PRINTS



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



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



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>19/02/2019</i>	Left Finger					
	Right Finger					



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



A. D. S. R. SEALDAH  
28 MAR 2014  
Dist. Sealdah S. S.

**SPECIMEN FORM FOR TEN FINGER PRINTS**



<i>Dulakhetta.</i>	Left Finger					
	Right Finger					



<i>Raj Kumar</i>	Left Finger					
	Right Finger					



<i>Shah</i>	Left Finger					
	Right Finger					



<i>Rambhadr mulya.</i>	Left Finger					
	Right Finger					



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



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

Endorsement For Deed Number : I - 00999 of 2014  
(Serial No. 01247 of 2014 and Query No. 1606L000002363 of 2014)

On 28/03/2014

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

Presented for registration at 17.10 hrs on :28/03/2014, 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 28/03/2014 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, Kshetrajivi Agro Pvt. Ltd., 164/1, Manicktala Main Road, Thana:-Manicktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.  
, By Profession : Others
2. Mr. Srikant Jhunjunwala  
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.  
, 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:-Manicktala, 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 3

31/03/2014 13:08:00





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

Endorsement For Deed Number : I - 00999 of 2014  
(Serial No. 01247 of 2014 and Query No. 1606L000002363 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

8. Mr. Paras Mal Rakhecha  
Director, Suryadripty Properties 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

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 31/03/2014

**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 31/03/2014

( Under Article : E = 7/- on 31/03/2014 )

**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: Impresive Rs.- 120/-



( Jaideb Pal )

ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 2 of 3

31/03/2014 13:08:00



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

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Endorsement For Deed Number : I - 00999 of 2014  
(Serial No. 01247 of 2014 and Query No. 1606L000002363 of 2014)

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( Jaideb Pal )  
ADDITIONAL DISTRICT SUB-REGISTRAR




31/03/2014 13:08:00

( Jaideb Pal )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 3 of 3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 1466 to 1479  
being No 00999 for the year 2014.



  
(Jaideb Pal) 31-March-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SEALDAH  
West Bengal