

7978/18

Due

I-7570/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 145642

89.
6/8/18
1244303

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adtl. District Sub-Registrar
Behala, South 24 Parganas

07 AUG 2018

BOUNDARY DECLARATION

REF : ALL THAT piece and parcel of land admeasuring 42 Cottah 09 chittak 44 square feet, be the same or little more or less at Kolkata

Major Information of the Deed

Deed No :	I-1607-07570/2018	Date of Registration	07/08/2018
Query No / Year	1607-0001244703/2018	Office where deed is registered	
Query Date	02/08/2018 9:55:03 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANTANU SINGHA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9007084625, Status Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs 100/-	Rs. 8,27,06,833/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 50/- (Article:4)	Rs. 7/- (Article:E)		
Remarks:	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Joka), Road Zone : (Premises Located On D.H. Road --) , Premises No. 282/29/1/1, Ward No: 144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		42 Katha 9 Chatak 44 Sq Ft	100/-	8,27,06,833/-	Width of Approach Road: 24 Ft.,
Grand Total :					70.329Dec	100 /-	827,06,833 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ELITE MERCHANTS PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AACE7547D, Status :Organization, Executed by: Representative, Executed by: Representative
2	B U GARDENS PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AACCB2595A, Status :Organization, Executed by: Representative, Executed by: Representative
3	DEVELOPMENT CORPORATION PRIVATE LIMITED 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AABCD0747K, Status :Organization, Executed by: Representative, Executed by: Representative
4	GOONJA TRADING PRIVATE LIMITED 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AABCG8154B, Status :Organization, Executed by: Representative, Executed by: Representative
5	BHOOTNATH MARKETING PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AABCB3659C, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1607-07570/2018-07/08/2018

6	B U FARMS PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AACCB2450L, Status: Organization, Executed by: Representative
7	CLARITY MERCANTILE PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AABCC1713E, Status: Organization, Executed by: Representative
8	RIDDHI SIDDHI CONCLAVE PRIVATE LIMITED 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AADCR9606B, Status: Organization, Executed by: Representative
9	RIDDHI SIDDHI COMPLEX PRIVATE LIMITED 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AADCR9605C, Status: Organization, Executed by: Representative
10	SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AAEC54687G, Status: Organization, Executed by: Representative
11	FIZZA FINVEST PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AAACF4417D, Status: Organization, Executed by: Representative
12	GURUKRIPA REALCON LLP 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055, PAN No.: AAOFG0841K, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri YOGESH ROHRA (Presentant) Son of Late TIRATH DAS ROHRA 73, BANGUR AVENUE, BLOCK - C, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADKPR3778D Status: Representative, Representative of: ELITE MERCHANTS PVT LTD (as ATTORNEY), B U GARDENS PVT LTD (as ATTORNEY), DEVELOPMENT CORPORATION PRIVATE LIMITED (as ATTORNEY), GOONJA TRADING PRIVATE LIMITED (as ATTORNEY), BHOOTNATH MARKETING PVT LTD (as ATTORNEY), B U FARMS PVT LTD (as ATTORNEY), CLARITY MERCANTILE PVT LTD (as ATTORNEY), RIDDHI SIDDHI CONCLAVE PRIVATE LIMITED (as ATTORNEY), RIDDHI SIDDHI COMPLEX PRIVATE LIMITED (as ATTORNEY), SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED (as ATTORNEY), FIZZA FINVEST PVT LTD (as ATTORNEY), GURUKRIPA REALCON LLP (as DIRECTOR)

Major Information of the Deed :- I-1607-07570/2018-07/08/2018

2 Shri VIJAY AGARWAL

Son of Late KISHAN CHAND AGARWAL 5A, SUHASINI GANGULY SARANI, P.O.- BHOWANIPORE,
P.S.- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste:
Hindu, Occupation: Business, Citizen of: India, PAN No.: ADAPA3270F Status: Representative,
Representative of: ELITE MERCHANTS PVT LTD (as ATTORNEY), B U GARDENS PVT LTD (as
ATTORNEY), DEVELOPMENT CORPORATION PRIVATE LIMITED (as ATTORNEY), GOONJA
TRADING PRIVATE LIMITED (as ATTORNEY), BHOOTNATH MARKETING PVT LTD (as
ATTORNEY), B U FARMS PVT LTD (as ATTORNEY), CLARITY MERCANTILE PVT LTD (as
ATTORNEY), RIDDHI SIDDHI CONCLAVE PRIVATE LIMITED (as ATTORNEY), RIDDHI SIDDHI
COMPLEX PRIVATE LIMITED (as ATTORNEY), SPARTAN CONSULTANTS AND FINVEST PRIVATE
LIMITED (as ATTORNEY), FIZZA FINVEST PVT LTD (as ATTORNEY), GURUKRIPA REALCON LLP
(as DIRECTOR)

Identifier Details :

Name & address

Shri TARUN KANTI DEY

Son of Late S C DEY

VILLAGE - NARAYANITALA, P.O.- GOCHARAN, P.S.- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN -
743391, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri YOGESH ROHRA, Shri
VIJAY AGARWAL

Endorsement For Deed Number : I - 160707570 / 2018

On 06-08-2018

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

Presented for registration at 20:00 hrs. on 06-08-2018, at the Private residence by Shri YOGESH ROHRA ..

Major information of the Deed :- I-1607-07570/2018-07/08/2018

08/08/2018 Query No:-16070001244703 / 2018 Deed No I - 160707570 / 2018, Document is digitally signed.

Page 36 of 39

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

Execution is admitted on 06-08-2018 by Shri YOGESH ROHRA, ATTORNEY, ELITE MERCHANTS PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, B U GARDENS PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, DEVELOPMENT CORPORATION PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, GOONJA TRADING PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, BHOOTNATH MARKETING PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, B U FARMS PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, CLARITY MERCANTILE PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, RIDDHI SIDDHI CONCLAVE PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, RIDDHI SIDDHI COMPLEX PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, FIZZA FINVEST PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, GURUKRIPA REALCON LLP (LLP), 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Shri TARUN KANTI DEY, . . . Son of Late S C DEY, VILLAGE - NARAYANITALA, P.O: GOCHARAN, Thana Joynagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-08-2018 by Shri VIJAY AGARWAL, ATTORNEY, ELITE MERCHANTS PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, B U GARDENS PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, DEVELOPMENT CORPORATION PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, GOONJA TRADING PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, BHOOTNATH MARKETING PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, B U FARMS PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, CLARITY MERCANTILE PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, RIDDHI SIDDHI CONCLAVE PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, RIDDHI SIDDHI COMPLEX PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; ATTORNEY, FIZZA FINVEST PVT LTD (Private Limited Company), 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, GURUKRIPA REALCON LLP (LLP), 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700055

Major Information of the Deed :- I-1607-07570/2018-07/08/2018

Indetified by Shri TARUN KANTI DEY, , Son of Late S C DEY, VILLAGE - NARAYANITALA, P.O: GOCHARAN, Thana: Joynagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Law Clerk

Sandip

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 07-08-2018

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

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp
1. Stamp Type: Impressed, Serial no 145642, Amount: Rs.50/-, Date of Purchase: 03/07/2018, Vendor name: Subhankar Das

Sandip

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1607-07570/2018-07/08/2018

Municipal Corporation premises No. 282/29/1/1, Diamond Park, under the Kolkata Municipal Corporation Ward No. 144, Borough - XVI, Police Station - Thakurpukur, Kolkata - 700 104, Dist : South 24-Pargnas.

We, (1) **SRI YOGESH ROHRA** (PAN ADKPR 3778D), son of late Tirath Das Rohra, residing at 73, Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, and (2) **SRI VIJAY AGARWAL** (PAN ADAPA3270F), son of late Kishanchand Agarwal, residing at 5A, Suhasini Ganguly Sarani, Post Office Bhowanipore, Police Station - Kalighat, Kolkata - 700 025, both directors of **GURUKRIPA REALCOM LLP**, (PAN AAOfG0841K) a company incorporated under the Companies Act, having its registered office at 73, Bangur Avenue, Block 'C', Ground Floor, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, Constituted Attorney of **SRI SANJIV DABRIWAL** (PAN ADEPD7510M), son of Sri Dwarka Prasad Dabriwal, residing at 2, Rowland Road, Post Office - Lala Lajpat Roy Sarani, Police Station - Ballygunge, Kolkata - 700 020, Director of (1) **ELITE MERCHANTS PVT. LTD.** (PAN AAACE7547D), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Post Office - Lala Lajpat Roy Sarani, Police Station - Ballygunge, Kolkata - 700 020, (2) **B.U. GARDENS PVT. LTD.** (PAN AACCB2595A), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (3) **DEVELOPMENT CORPORATION PVT. LTD.** (PAN AABCD0747K), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (4)

GOONJA TRADING PVT. LTD. (PAN AABCG8154B), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (5) **BHOONATH MARKETING PVT. LTD.** (PAN AABCB3659C), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020 (6) **B.U. FARMS PVT. LTD.** (PAN AACCB2450L), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (7) **CLARITY MERCHANTILE PVT. LTD.** (PAN AABCC1713E), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (8) **RIDDHI SIDDHI CONCLAVE PVT. LTD** (PAN AADCR9605C), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (9) **RIDDHI SIDDHI COMPLEX PVT. LTD.** (PAN AADCR9606B), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (10) **SPARTAN CONSULTANTS & FINVEST PVT. LTD.** (PAN AAECs4687G), a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (11) **FIZZA FINVEST PVT. LTD.** (PAN AAACF4417D), a company incorporated under the companies Act, 1956, having its registered office at Rowland Road, Kolkata - 700 020, by virtue of a power of attorney registered with the office of Addl. Dist. Sub-Registrar, Behala, South 24-Parganas and recorded in Book No. **I**, Being no. **00296** of 2016,, do hereby solemnly affirm and declare the followings :-

2. That the we propose to construct building in said land admeasuring **42** Cottah **09** chittak **44** square feet, be the same or little more or less in aggregate, lying situated and being the Kolkata Municipal Corporation premises No. 282/29/1/1, Diamond Park, under the Kolkata Municipal Corporation Ward No. 144, Borough - XVI, Police Station - Thakurpukur, Kolkata - 700 104, Dist : South 24-Pargna (hereinafter for brevity be referred to as the **SAID PROPERTY**).

3. The said property is free from all encumbrances and the same is not kept mortgage with any financial institution or else.

4. There is no civil or criminal suit pending against the said land; the said land is free from all encumbrances.

That the measurement of the four sides of the said property within our ownership as follows :

On the North : 8310 mm, 4420 mm, 22628 mm, 41872 mm, 813 mm

On the South : 21716 mm, 318878 mm

On the East : 4810 mm, 14621 mm, 22030 mm, 17416 mm, 7805 mm

On the West : 12353 mm, 33800 mm, 18303 mm, 596 mm

5. That the said property is butted and bounded by

On the North : vacant land & plots being nos. C34, C35, C36 C37

On the South : vacant land
 On the East : 24 feet wide road
 On the West : Common passage

6. The enclosed plan is also a part of this declaration.

That the each and every statement made in paragraph nos. 1 to 6 are true to my knowledge and belief.

Signed on this the 31st day of July, 2018.

WITNESSES:

1. Tanu Banerjee
 S/o S.S. Banerjee
 10/41, N. Nagar
 Kaly - 40

Vijay Agrawal
 Jagdish Kothari

As constituted attorneys of

- (1) ELITE MERCHANTS PVT. LTD. (2)
 B.U. GARDENS PVT. LTD. (3)
 DEVELOPMENT CORPORATION PVT.
 LTD. (4) GOONJA TRADING PVT. LTD.
 (5) BHOONATH MARKETING PVT.
 LTD. (6) B.U. FARMS PVT. LTD. (7)
 CLARITY MERCHANTILE PVT. LTD.
 (8) RIDDHI SIDDHI CONCLAVE PVT.
 LTD (9) RIDDHI SIDDHI COMPLEX

2.
 Tareem Kanti Singh
 Narayanaswale
 Joyngan
 24/8/15

PVT. LTD. (10) SPARTAN

CONSULTANTS & FINVEST PVT.

LTD. (11) FIZZA FINVEST PVT. LTD.

Gurukripa Realcon LLP

Vijay Agrawal
 Partner

Gurukripa Realcon LLP
 Yogesh Kumar
 Partner

Drafted by me and prepared in my office

Santanu Ghosh
 Advocate (WB/785/1992)

Alipore Judges' Court.

Bar Association Library No. 2,

Kolkata - 700 027

PLAN SHOWING STRIP OF LAND FREE TO K.M.C. (SHOWN BY HATCHES) OF PREMISES NO. 282/29/1/1, DIAMOND PARK, WARD NO. - 144, BOROUGH NO. - XVI, MOUZA - JOKA, KOLKATA - 700 104, ASSESSEE NO-711440508587, P.S. - THAKURPUKUR.



AREA OF 2.5 M WIDE STRIP OF LAND -- 190.478 SQ.M.
(FREE GIFTED TO K.M.C.
OF WIDTH - 2.5 M.)

*Vijay Aggarwal
Yogesh Kumar*

IS A CONSTITUTED ATTORNEY OF
1) M/S. MERCHANTS PVT. LTD. 2) M/S. GARDENS PVT. LTD.
3) DEVELOPMENT CONSULTANTS PVT. LTD.
4) GODHNA TRADING PVT. LTD. 5) M/S. MARKETING PVT. LTD.
6) B.L. FARMS PVT. LTD. 7) M/S. MERCHANTS PVT. LTD.
8) RIDDHI SIDDHI CONCLAVE PVT. LTD.
9) RIDDHI SIDDHI COMPLEX PVT. LTD.
10) SPARTAN CONSULTANTS AND FINVEST PVT. LTD.
11) FIZZA FINVEST PVT. LTD.

SITE PLAN
SCALE : 1:500

Gurukripa Realcon LLP
Vijay Aggarwal
Partner

Gurukripa Realcon LLP
Yogesh Kumar
Partner









DRAWN BY - S. ROY

SIGNATURE OF OWNER

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Vijay Kumar*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name VIJAY AGARWAL

Signature *Vijay Agarwal*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No:
Query Date:
Applicant Address:

Transaction
[0901] Date:
Set Forth
Rs. 100/-
Total Stamp
Rs. 100/-
Mutation

Remarks:

Land

District:
Diamond

Sch No	Area
L1	

Declaration

Sl No	Declaration
1	ELI 2.1 Bu -7 Pr Re
2	BL 2.1 Bu -7 Pr Re

1607-0001244703/2018	Office where deed will be registered
02/08/2018 9:55:03 AM	A.D.S.R. BEHALA, District: South 24-Parganas
SANTANU SINGHA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9007084825, Status : Advocate	
	Additional Transaction
Declaration relating to immovable property	
	Market Value
	Rs. 8,27,06,833/-
(D)	Total Registration Fee Payable
	Rs. 7/- (Article:E)
Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)	

S: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road:
Zone : (Premises Located On D.H. Road -) . Premises No. 282/29/1/1, Ward No: 144

Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
Bastu		42 Katha 9 Chatak 44 Sq Ft	100/-	8,27,06,833/-	Width of Approach Road: 24 Ft.
		70.329Dec	100 /-	827,06,833 /-	

Name & address	Status	Execution Admission Details :
PT LTD D:- LALA VAJPAT RAI SARANI, P.S.- 24-Parganas, West Bengal, India, PIN	Organization	Executed by: Representative
Status: Organization, Executed by:		
LALA VAJPAT RAI SARANI, P.S.- 24-Parganas, West Bengal, India, PIN	Organization	Executed by: Representative
Status: Organization, Executed by:		



3	DEVELOPMENT CORPORATION PRIVATE LIMITED 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.: AABCD0747K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	GOONJA TRADING PRIVATE LIMITED 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.: AABCG8154B, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
5	BHOOTNATH MARKETING PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.: AABC83659C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
6	B U FARMS PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.: AACCB2450L, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
7	CLARITY MERCANTILE PVT LTD 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.: AABCC1713E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
8	RIDDHI SIDDHI CONGLAVE PRIVATE LIMITED 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.: AADCR9606B, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
9	RIDDHI SIDDHI COMPLEX PRIVATE LIMITED 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.: AADCR9605C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
10	SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED 2, ROWLAND ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.: AAEC54687G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



11	FIZZA FINVEST PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAJ SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 . PAN No. : AAACF4417D, Status: Organization, Executed by: Representative	Organization	Executed by: Representative
12	GURUKRIPA REALCON LLP 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O.- BANGUR AVENUE, P.S - Lake Town, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700055 PAN No. : AA0FG0841K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri YOGESH ROHRA Son of Late TIRATH DAS ROHRA 73, BANGUR AVENUE, BLOCK - C, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : ADKPR3778D	ELITE MERCHANTS PVT LTD (as ATTORNEY), B U GARDENS PVT LTD (as ATTORNEY), DEVELOPMENT CORPORATION PRIVATE LIMITED (as ATTORNEY), GOONJA TRADING PRIVATE LIMITED (as ATTORNEY), BHOOTNATH MARKETING PVT LTD (as ATTORNEY), B U FARMS PVT LTD (as ATTORNEY), CLARITY MERCANTILE PVT LTD (as ATTORNEY), RIDDHI SIDDHI CONCLAVE PRIVATE LIMITED (as ATTORNEY), RIDDHI SIDDHI COMPLEX PRIVATE LIMITED (as ATTORNEY), SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED (as ATTORNEY), FIZZA FINVEST PVT LTD (as ATTORNEY), GURUKRIPA REALCON LLP (as DIRECTOR)



<p>2 Shri VIJAY AGARWAL Son of Late KISHAN CHAND AGARWAL, SUHASINI GANGULY SARANI, P.O.- BHOWANIPURE, P.S.- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: ADAPA3270F</p>	<p>ELITE MERCHANTS PVT LTD (as ATTORNEY), B U GARDENS PVT LTD (as ATTORNEY), DEVELOPMENT CORPORATION PRIVATE LIMITED (as ATTORNEY), GOONJA TRADING PRIVATE LIMITED (as ATTORNEY), BHOOTNATH MARKETING PVT LTD (as ATTORNEY), B U FARMS PVT LTD (as ATTORNEY), CLARITY MERCANTILE PVT LTD (as ATTORNEY), RIDDHI SIDDHI CONCLAVE PRIVATE LIMITED (as ATTORNEY), RIDDHI SIDDHI COMPLEX PRIVATE LIMITED (as ATTORNEY), SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED (as ATTORNEY), FIZZA FINVEST PVT LTD (as ATTORNEY), GURUKRIPA REALCON LLP (as DIRECTOR)</p>
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Identifier Details :

Name & address	
<p>Shri TARUN KANTI DEY Son of Late S C DEY VILLAGE - NARAYANITALA, P O - GOCHARAN, P S - Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743391, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, . Identifier Of Shri YOGESH ROHRA, Shri VIJAY AGARWAL</p>	<p>N</p>

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 01/09/2018) for e-Payment. Assessed market value & Query is valid 44 days (i.e. upto 15/09/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document up to 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable more than 5,000/- or both w.e.f 2nd May 2017.



Query No. 1607-0-001244703 of 2018

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transection situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically (i.e. through GRIPS). If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 1907-0-001244703 of 2018



Government of West Bengal



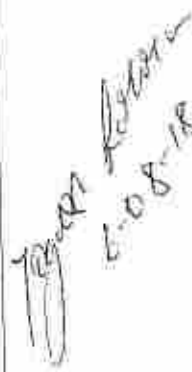
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas



Signature / LTI Sheet of Query No/Year 16070001244703/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.	Shri YOGESH ROHRA 73, BANGUR AVENUE, BLOCK - C, P.O.- BANGUR AVENUE, P.S.- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Represent ative of Declarant [ELITE MERCHA NTS.PVT LTD] [B U GARDEN S PVT LTD.] [DEVELO PMENT CORPOR ATION PRIVATE LIMITED.] [GOONJA TRADING PRIVATE LIMITED.] [BHOOT NATH MARKETI NG PVT LTD] [B U FARMS, PVT LTD.] [CLARITY MERCAN TILE PVT LTD] . [RIDDHI SIDDI CONCLA VE PRIVATE LIMITED] [RIDDHI SIDDI COMPLE X PRIVATE LIMITED]			 6-08-18

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		[SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED] [FIZZA FINVEST PVT LTD] [GURUK RIPA REALCO N LLP]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri VIJAY AGARWAL 5A, SUHASINI GANGULY SARANI, P.O.- BHOWANIPORE, P.S.- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Declarant [ELITE MERCHANTS PVT LTD] [B U GARDEN S PVT LTD] [DEVELOPMENT CORPORATION PRIVATE LIMITED] [GOONJA TRADING PRIVATE LIMITED] [BHOOT NATH MARKETING PVT LTD] [B U FARMS PVT LTD] [CLARITY MERCANTILE PVT LTD] [RIDDHI SIDDHI CONCLAVE PRIVATE LIMITED] [RIDDHI SIDDHI COMPLEX PRIVATE LIMITED]			8/02/18/19 Vijay Agarwal

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		{SPARTAN CONSULTANTS AND FINVEST PRIVATE LIMITED } {FIZZA FINVEST PVT LTD } {GURUK RIPA REALCO N LLP }			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri TARUN KANTI DEY Son of Late S C DEY VILLAGE - NARAYANITALA, P.O:- GOCHARAN, P.S.- Joynagar, District:-South 24-Parganas, West Bengal, India. PIN - 743391	Shri YOGESH ROHRA, Shri VIJAY AGARWAL			Tarun Kanti DeY. 5/12/18

(Sandip Biswas)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BEHALA
 South 24-Parganas, West
 Bengal