

SL. NO. 4342 DATE 19-06-19

NAME Subir Kumar Datta (Adv)

ADDRESS Alipore Police Court,
Kot-27

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



District Sub-Registrar-III
Alipore, South 24 Parganas

09 JUL 2019

Taranki Nitish Das
S/o Mr. M. N. Das
71, Mohindra Mondal Rd.
P. S. Kariba
Kolkata - 78

100
100
100

within the meaning of the Companies Act, 1956, having its registered office at premises No. 82, Sarat Bose Road, Front Block, Kolkata-700026, represented by its Directors Mr. Vipin Bhimani, son of Late V K Bhimani working for gain at 82 Sarat Bose Road, Front Block, Kolkata – 700026, PAN No. AEMPB1940E and Nitin Bhimani, son of Late V K Bhimani working for gain at 82 Sarat Bose Road, Front Block, Kolkata - 700026 PAN No. AGRP2618J hereinafter referred to as the “**DEVELOPER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and successors-in-interest and assigns) of the **OTHER PART** : All by Casta- Hindu. by nationality - Indian.

By: Chakraborty
Vipin Vaidel

WHEREAS :

A. By a Deed of Conveyance dated the 10th day of March, 1975 made between the said Smt. Hiran Bala Chakraborty, Rajendra Nath Chakraborty and Smt. Madhabi Chakraborty therein jointly referred to as Vendors of the One Part and Smt. Krishna Chakraborty therein referred to as Purchaser of the Other Part and registered at Alipore District Sub Registry. office in Book No. I , Volume No. 40 , Pages from 123 to 141 , Being No. 1805 for the year 1975 the said Smt. Hiran Bala Chakraborty & ors. for the consideration therein mentioned granted, conveyed and transferred all that the piece and parcel of Sali land measuring 86 Decimals equivalent to 2 Bighas 12 Cottahs comprised in C. S. & R. S. Dag No. 4079 under C.S. & R. S. Khatian No. 1082 and the land measuring 54 decimals equivalent to 1 Bigha 14 Cottahs of sali land in C. S. and R. S. Dag No. 4078 under C. S. Khatian No. 112, R. S. Khatian No. 2233 of Mouza – Kasba Police Station the then Tollygunge now Garfa in the District of South 24-Parganas more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the said entire land).

B. The said entire land was known and numbered as premises no. 86, P.Majumder Road (postal address 45, P. Majumder Road), the then Calcutta.

C. By an Indenture of Gift dated the 30th day of March 1999 made between the said Krishna Chakraborty therein referred to as the Donor of the One Part and Prabir Lal Chakraborty, Tapas Chakraborty, Chandan Chakraborty, Kalyan Kanti Chakraborty, Arka Chakraborty and Vaishali Chakraborty therein jointly referred to as

Contd.... 3



District Sub-Registrar-III
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the Donees of the Other Part and registered with the District Sub-Registrar-III, Alipore in Book No. I, Volume No. 51, Pages 169 to 184 Being No. 1911 for the year 1999, the said Krishna Chakraborty in consideration of her love and affection towards the said Prabitalal Chakraborty, Tapas Chakraborty, Chandan Chakraborty, Kalyan Kanti Chakraborty, Arka Chakraborty and Vaishali Chakraborty made a free absolute gift in respect of All That the piece and parcel of land containing an area of 2 Bighas 4 Cottahs 14 Chittacks 23 Square Feet be the same a little more or less out of the said entire land being premises No. 86, P. Majumdar Road, Kolkata more fully and particularly described in the SCHEDULE thereunder written as also in the **Schedule** hereunder written (hereinafter referred to as the said land).

D. The said Pabitalal Chakraborty, Tapash Chakraborty, Chandan Chakraborty, Kalyan Kanti Chakraborty, Arkya Chakraborty and Vaishali Chakraborty jointly mutated their names in respect of the said land in the records of the Kolkata Municipal Corporation vide Mutation Certificate dated 6th July, 2000 and the said land was separated and numbered as Municipal Premises No. 86/1, P. Mazumdar Road, Kolkata – 700 078 and is also known as postal premises No. 45A, P. Mazumdar Road, Kolkata – 700 078.

E. The said Prabitalal Chakraborty died on the 11th day of January 2001 after making and publishing his last Will and Testament dated 15th September, 2000 whereby and whereunder he gave bequeathed and devised his undivided 1/6th part or share in the said land unto and in favour of his grandson, Jeet Chakraborty absolutely and forever.

F. The said Will was duly probated before the Learned District Delegate, Alipore in Case No. 303 of 2003 and probate in respect of the said Will was granted in favour of Chandan Chakraborty.

G. By an Indenture of Conveyance dated the 28th day of December, 2012 made between the said Tapash Chakraborty and Arkya Chakraborty, therein jointly referred to as Vendors of the One Part and the Promoter/Developer herein therein referred to as the Purchaser of the Other Part registered with the District Sub Registrar – III at Alipore in Book No. I, C. D. Volume No. 23, Pages 8378 to 8391, Being No. 11688 for the Year 2012 the said Tapash Chakraborty and Arkya Chakraborty, for the consideration therein mentioned granted transferred and conveyed ALL THAT the undivided one third part or share in the said land in favour of the Developer herein absolutely and forever.



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H. By an Agreement for Construction and Development dated the 21st day of December, 2012 made between the said Chandan Chakraborty, Kalyan Kanti Chakraborty, Vaishali Chakraborty and Jeet Chakraborty therein jointly referred to as the Owners of the One Part and the Developer herein therein referred to as the Promoter/Developer of the Other Part registered with the District Sub Registrar – III at Alipore in Book No. I , C. D. Volume No. 23 , Pages 6708 to 6732 , Being No. 11596 for the Year 2012 the said Chandan Chakraborty, Kalyan Kanti Chakraborty, Vaishali Chakraborty and Jeet Chakraborty had entered into a development agreement with the Promoter/Developer in respect of their undivided two third share in the said land comprised in Municipal Premises No. 86/1, P. Majumder Road, (postal Premises No. 45A, P. Majumder Road) under present Police Station Garfa (previously P.S.Kasba), Kolkata - 700 078 with the right to construct a Multi storied building as per the building plan as to be sanctioned and/or any subsequent modification, revision affected thereto as to be sanctioned by the Kolkata Municipal Corporation on the terms and conditions and stipulation as contained therein.

I. The said Kalyan Kanti Chakraborty died intestate on the 31st day of August, 2018 leaving him surviving the Owners herein as his only heirs and legal representatives, who upon his death became jointly entitled to his share in the said property.

J. The Owners have agreed to accept and concur to the said Development Agreement dated 21st December, 2012 and allow the project to proceed accordingly.

NOW THIS DEED WITNESSETH as follows :-

1. The Owners do hereby accept and concur to the Development Agreement dated 21st December, 2012 made between the said Chandan Chakraborty, Kalyan Kanti Chakraborty, Vaishali Chakraborty and Jeet Chakraborty therein jointly referred to as the Owners of the One Part and the Developer herein therein referred to as the Promoter/Developer of the Other Part registered with the District Sub Registrar – III at Alipore in Book No. I , C. D. Volume No. 23 , Pages 6708 to 6732 , Being No. 11596 for the Year 2012 (hereinafter referred to as “the said Development Agreement”) and the terms and conditions therein contained.



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2. The Owners shall stand substituted in the place and stead of the said Kalyan Kanti Chakraborty in the said Development Agreement and shall be entitled to his share in the said property.

3. The Promoter/Developer hereby agree to complete the construction of the new building in accordance to sanctioned plan by Kolkata Municipal Corporation and handover the Owners allocation ~~to be comprised in Durg Bhata totally consisting of 490 sq. super built area on Third Floor~~ of the new proposed building within 44 months from today subject to grace period of six months and further extension of six months for Force Majeure, stop work by K.M.C or any situation beyond the control of Developer.

Kalyan Kanti Chakraborty
Tripari Chakraborty

4. The Owners herein shall also execute and register a Power of Attorney in favour of the Developer herein as per terms, conditions and covenants of the said Development Agreement dated 21st December, 2012.

5. Save as aforesaid, the said Development Agreement dated 21st December, 2012 shall remain in full force and virtue.

THE SCHEDULE ABOVE REFERRED TO :
[SAID PROPERTY]

ALL THAT the piece and parcel of undivided share out of total Bastu (homestead) land containing an area of 2 Bighas 4 Cottahs 14 Chittaks and 23 Sq. Ft. more or less situate lying at being Municipal Premises No. 86/1, P. Majumder Road, (postal Premises No: 45A, P. Majumder Road) comprised in Mouza Kasba, in Touzi No. 145, R.S. No. 233, J.L. No.13, in R.S. Dag No. 4079 under R.S. Khatian No.1082 and also comprised in R.S. Dag No. 4078 under R.S. Khatian No. 2233 in R.S. Khatian No. 112 formed from C.S. Khatian No. 112 within the Kolkata Municipal Corporation Ward No. 106 (Jadavpur Unit), under present Police Station Garfa (previously P.S.Kasba), Sub-Registry office Alipur, Kolkata-700078, butted and bounded in the following manner:-

ON THE NORTH : By 24' ft. wide private passage and balance land under Municipal Premises No. 86 P. Majumder Road;

ON THE SOUTH : By Premises No: 22, 20, 18, Unique Park;

ON THE EAST : By Premises No: 47/8, 47/6, 406, Unique Park;

ON THE WEST : By Premises No: 43, 41, 49, Nivedita Road.



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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 said **OWNERS** in the presence of:-

1) Gaetan Khan
Alipore police court
KOL-27

2) Ranjan Das,
Alipore Police Court
KOL-27


SIGNED SEALED AND DELIVERED by the said **DEVELOPER** in the presence of:-

1) Gaetan Khan
Alipore police court
KOL-27

2) Ranjan Das,
Alipore Police Court
KOL-27

Prepared by :-

Sudip Kumar Das
Adv
Alipore Civil & Criminal
Court, Kolkata - 700027

 (SREE CHAKRABORTY)



(VAISHALI CHAKRABORTY)

RISHI MULTIPROJECTS PVT.LTD.



Director

RISHI MULTIPROJECTS PVT.LTD.



Director

NITIN BHARGAVA



District Sub-Registrar-III
Allperc, South 24 Parganas

09 JUL 2019

Thumb Fore Middle Ring Little




Left Hand
Finger Prints



Right Hand
Finger Prints

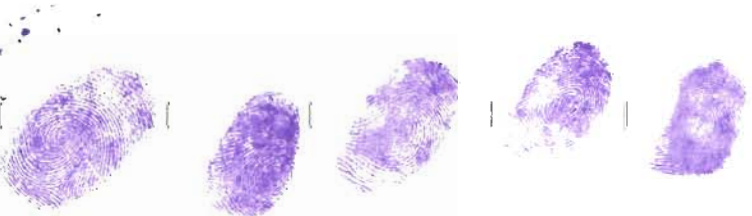


Name : - SREE CHAKRABORTY · Signature : 

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : - VAISHALI CHAKRABORTY · Signature : - 



District Sub-Registrar-III
Alipore, South 24 Parganas

09 JUL 2019

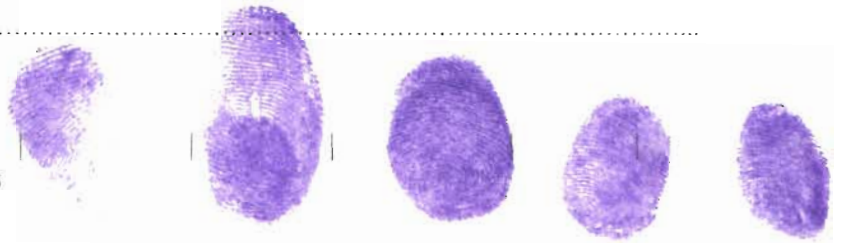
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Left Hand
Finger Prints



Right Hand
Finger Prints

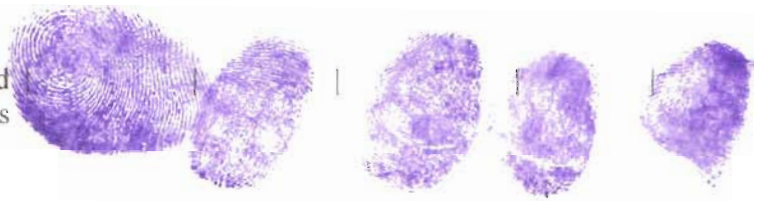


Name :- VIPIN BHIMANI Signature :- Vipin Bhimani

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :-

NITIN BHIMANI



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District Sub-Registrar-III
Alipore, South 24 Parganas

09 JUL 2019

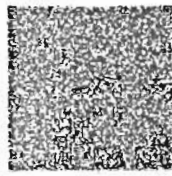
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYSPC9093P




नाम / Name
SREE CHAKRABORTY

पिता का नाम / Father's Name
ASHOK KUMAR CHAKRABORTY

09112018

जन्म की तारीख /
Date of Birth
27/11/1971


हस्ताक्षर / Signature







Chakraborty



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RISHI MULTIPROJECTS PRIVATE
LIMITED



01/10/1993

Permanent Account Number

AABCR2448B

31122009



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIPIN BHIMANI

VADILAL KANJI BHIMANI

12/03/1954

Permanent Account Number

AEMPB1940E

Vipin Vadilal

Signature

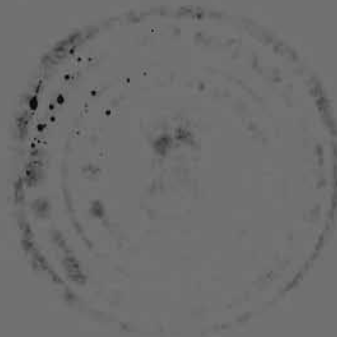


12/07/2013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने -
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीपबंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:-
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NITIN BHIMANI

VADILAL KANJI BHIMANI

22/11/1960
Permanent Account Number

AGRPE32618J

Signature



12032016

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
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Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19709/04839

To
তারক নাথ দাস
Tarak Nath Das
71 MAHENDRA MONDAL ROAD
HALTU Haltu S.O
Haltu Kolkata
West Bengal 700078

16029511



MN160295115DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9840 0369 3627

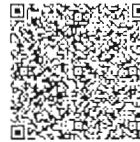
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



তারক নাথ দাস
Tarak Nath Das
পিতা : মনমথ নাথ দাস
Father : MANMATHA NATH DAS
জন্ম সাল / Year of Birth : 1958
পুরুষ / Male



9840 0369 3627

আধার - সাধারণ মানুষের অধিকার



Major Information of the Deed

Deed No :	I-1603-02240/2019	Date of Registration	09/07/2019
Query No / Year	1603-1000141859/2019	Office where deed is registered	
Query Date	20/06/2019 5:59:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836974709, Status :Advocate		
Transaction		Additional Transaction	
[0902] Declaration, Agreement relating to Immovable Property			
Set Forth value		Market Value	
		Rs. 15,44,61,900/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:5(e))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: P. Majumder Road, Road Zone : (Kayastha P. Mn Rd -- Khal Parh) , Premises No: 86/1, , Ward No: 106 Pin Code : 700078



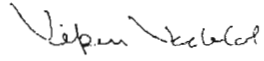


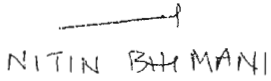
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Bigha 4 Katha 14 Chatak 23 Sq Ft		15,44,61,900/-	Width of Approach Road: 24 Ft.,
Grand Total :				74.0965Dec	0 /-	1544,61,900 /-	

Executant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sree Chakraborty Wife of Late Kalyan Kanti Chakraborty Executed by: Self, Date of Execution: 09/07/2019 , Admitted by: Self, Date of Admission: 09/07/2019 ,Place : Office	 09/07/2019	 LTI 09/07/2019	 09/07/2019
21/24, Air India Colony, Kurla Kalina Road, P.O:- Vakola, P.S:- VAKOLA, District:-Mumbai, Maharashtra, India, PIN - 400029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AYSPC9093P, Status :Individual, Executed by: Self, Date of Execution: 09/07/2019 , Admitted by: Self, Date of Admission: 09/07/2019 ,Place : Office				

2	Name Smt Vaishali Kalyan Chakraborty, (Alias: Smt Chakraborty Vaishali Kalyan) Daughter of Late Kalyan Kanti Chakraborty Executed by: Self, Date of Execution: 09/07/2019 , Admitted by: Self, Date of Admission: 09/07/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		09/07/2019	LTI 09/07/2019	09/07/2019
21/24, Air India Colony, Kurta Kalina Road, P.O:- Vakola, P.S:- VAKOLA, District:-Mumbai, Maharashtra, India, PIN - 400029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BEAPC9722G, Status :Individual, Executed by: Self, Date of Execution: 09/07/2019 , Admitted by: Self, Date of Admission: 09/07/2019 ,Place : Office				
3	Rishi Multiprojects Private Limited 82, Sarat Bose Road, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AABCR2448B, Status :Organization, Executed by: Representative, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Vipin Bhimani (Presentant) Son of Mr Vadilal Kanji Bhimani Date of Execution - 09/07/2019, , Admitted by: Self, Date of Admission: 09/07/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Jul 9 2019 2:20PM	LTI 09/07/2019	09/07/2019
82, Sarat Bose Road, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Rishi Multiprojects Private Limited (as Director)				
2	Name Mr Nitin Bhimani Son of Mr Vadilal Kanji Bhimani Date of Execution - 09/07/2019, , Admitted by: Self, Date of Admission: 09/07/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Jul 9 2019 2:19PM	LTI 09/07/2019	09/07/2019

82, Sarat Bose Road, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Rishi Multiprojects Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tarak Nath Das Son of Late M N Das 71, Mahendra Mondal Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078			
09/07/2019	09/07/2019	09/07/2019	
Identifier Of Smt Sree Chakraborty, Smt Vaishali Kalyan Chakraborty, Mr Vipin Bhimani, Mr Nitin Bhimani			

Endorsement For Deed Number : I - 160302240 / 2019

On 09-07-2019

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 : 5 (e) of Indian Stamp Act 1899.

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

Presented for registration at 13:42 hrs on 09-07-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Vipin Bhimani ,

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

Execution is admitted on 09/07/2019 by 1. Smt Sree Chakraborty, Wife of Late Kalyan Kanti Chakraborty, 21/24, Air India Colony, Kurla Kalina Road, P.O: Vakola, Thana: VAKOLA, , Mumbai, MAHARASHTRA, India, PIN - 400029, by caste Hindu, by Profession Others, 2. Smt Vaishali Kalyan Chakraborty, Alias Smt Chakraborty Vaishali Kalyan, Daughter of Late Kalyan Kanti Chakraborty, 21/24, Air India Colony, Kurta Kalina Road, P.O: Vakola, Thana: VAKOLA, , Mumbai, MAHARASHTRA, India, PIN - 400029, by caste Hindu, by Profession Others

Indetified by Mr Tarak Nath Das, , , Son of Late M N Das, 71, Mahendra Mondal Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

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

Execution is admitted on 09-07-2019 by Mr Vipin Bhimani, Director, Rishi Multiprojects Private Limited, 82, Sarat Bose Road, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Tarak Nath Das, , , Son of Late M N Das, 71, Mahendra Mondal Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 09-07-2019 by Mr Nitin Bhimani, Director, Rishi Multiprojects Private Limited, 82, Sarat Bose Road, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Tarak Nath Das, , , Son of Late M N Das, 71, Mahendra Mondal Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AB0720, Amount: Rs.100/-, Date of Purchase: 19/06/2019, Vendor name: Tanmoy Kar Purkayastha



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 71457 to 71476

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