

4868/16

5307/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



V 327968
 Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement are attached to the document
 are the part of the document

Al
 Additional Registrar
 of Assurance-IV, Kolkata

8 JUN 2016

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this the 6th Day of June,
 2016.

BETWEEN

**SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION
 LIMITED, [PAN No. AABCP5074F] a Company within the meaning of the
 Companies Act, 1956 having its registered office at Plot No. X-1, 2 & 3,**

7300/-
6.6.16
2.00 - 1419/16
300 250
750
1000
6/6/16
Visit
6.6.16
240-183996/16
Al
 Additional Registrar of
 Assurances-IV, Kolkata


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTIFY CARD

UHM1190511




নির্বাচকের নাম : অশীষ জা
Elector's Name : Ashish Jha

পিতার নাম : অমর নাথ জা
Father's Name : Amar Nath Jha

লিঙ্গ / Sex : পুং / M
 জন্ম তারিখ
Date of Birth : 04/08/1978

UHM1190511

ঠিকানা:
 A-6/202, SUBHASH NAGAR HOUSING
 COMPLEX WARD NO-24
 PRABHASNAG, SERAMPORE
 HOOGHLY - 712249

Address:
A-6/202, SUBHASH NAGAR HOUSING
COMPLEX WARD NO-24
PRABHASNAG, SERAMPORE
HOOGHLY - 712249

Date: 27/02/2000
 187-চন্দ্রদ্বীপ নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রক
 অফিসে স্বাক্ষর করা হয়েছে।
Facsimile Signature of the Electoral
Registration Officer for
187-Chandrapur Constituency


বিধান পরিবর্তন হলে মতামত প্রকাশ করে জানান।
 তথ্য পরিবর্তন হলে মতামত প্রকাশ করে জানান।
 জমা দেওয়া হবে।
 In case of change of address mention the old address
 in the left margin and include your name in the
 right margin. Change of address should be
 mentioned in the
 left margin.

Ashish Jha



SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

	PERMANENT ACCOUNT NUMBER ABMP15680Q
	NAME BABU KUMAR JESYAN
	FATHER'S NAME MADAN LAL JESYAN
	DATE OF BIRTH 15.08.1960
	COMMISSIONER OF METRO POLICE

<p>For lost or found, kindly inform the issuing authority Assistant Commissioner of Metro Police Chowmahattee Square Calcutta-700 009</p>	
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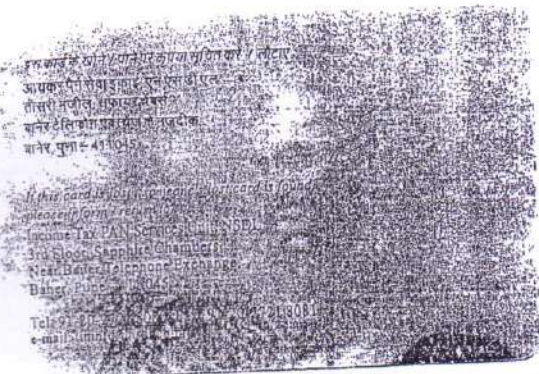
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SHRISTI HOTEL PRIVATE LIMITED

Authorized Signatory/Director



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

SUNIL JHA
JAI NARAYAN JHA
10/07/1963
 Permanent Account Number:
AAWPJ8358C


 Signature



Handwritten signature

इस कार्ड के होने / पाणे पर कृपया सूचित करें / लौटारें:
 आयकर पैन सेवा इकाई, पुन एन डीएल
 तीसरी मंजिल, प्रफण्डर वेबस
 बॉम्बे टेलिफोन एक्सचेंज के नजदीक,
 बानेर, पुणे - 411045

*If this card is lost / someone's lost card is found,
 please inform / return to:*
 Income Tax PAN Services Unit, NSDL
 3rd Floor, Sapphire Chambers,
 Near Baner Telephone Exchange,
 Baner, Pune - 411045
 Tel: 91-20-2721-8081 / Fax: 91-20-2721-8081
 e-mail: unitinfo@nsdl.co.in

पंजीयन
पंजीयन के लिए सभी आवश्यक दस्तावेजों को तैयार करके भारत में भेजें।

पंजीयन के लिए आवश्यक दस्तावेजों को तैयार करके भारत में भेजें।

पंजीयन के लिए आवश्यक दस्तावेजों को तैयार करके भारत में भेजें।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT INCLUDING DEMAND FOR ITS Surrender, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

Name of Holder: MADAN LAL TULSYAN

Name of Mother: BEMLA DEVI TULSYAN

Name of Spouse: SUNITA TULSYAN

Address: 30C, PRATAPADITYA ROAD, 3RD FLOOR

FLAT NO-3A, HS-DOLLYGUNGE

KOLKATA-700026, WEST-BENGAL

Passport No: A8718869 Date of Issue: 19/04/2000 KOLKATA

CAUTION: DO NOT CONCEAL AND RETURNED









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19041000183996/2016

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
1	Mr BADRI KUMAR TULSYAN 31C, PRATAPADITYA ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Declarant [SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD]		 3089	 30/06/2016
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SUNIL JHA 15A1, FJORD TOWER, HILAND PARK, 1925 CHAK GARIA, P.O:- CHAK GARIA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094	Representative of Declarant [SHRISTI HOTEL LIMITED]		 3080	 06/06/2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr ASHISH JHA Son of Mr AMAR NATH JHA SUBHASH NAGAR HOUSING COMPLEX, Flat No: A 6/202, P.O:- PRABHASH NAGAR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712249	Mr BADRI KUMAR TULSYAN, Mr SUNIL JHA	<i>Ashish Jha</i> 06/06/2016

(Asit Kumar Joarder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

Block-EP, Sector-V, Salt Lake City, P.O. Sech Bhawan, P.S.-Electronic Complex, Kolkata-700091, represented by its Authorized Signatory, Mr. Badri Kumar Tulsyan [PAN ABMPT5680Q], Son of Mr. Madan Lal Tulsyan, residing at 31C, Pratapaditya Road, 3rd Floor, Flat No. 3A, Police Station- Tollygunge, Kolkata- 700026 hereinafter referred to as "the **LESSOR**" [which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor in interest and assigns] of the **FIRST PART**.

AND

SHRISTI HOTEL LIMITED, [PAN AAICS3034R], a Company within the meaning of the Companies Act, 1956 having its registered office at Plot No.X-1, 2 & 3, Block-EP, Sector-V, Salt Lake City P.O. Sech Bhawan, P.S. Electronic Complex, Kolkata-700091, represented by its Director/Authorized Signatory, Mr. Sunil Jha [PAN AAWPJ8358C], Son of Mr. Jai Narayan Jha, residing at 15A1, Fjord Tower, Hiland Park, 1925 Chak Garia, Kolkata- 700094, hereinafter referred to as the "**LESSEE**" [which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor in interest and assigns] of the **SECOND PART**.

WHEREAS:

- A. By an Indenture of Sale dated 22nd March, 2007, West Bengal Housing Infrastructure Development Corporation Ltd. sold transferred and conveyed all that piece and parcel of land measuring about 32374.60 sq. mtrs. be the same or little more or less being premises no. CBD/2 (Erstwhile Plot No. CBD/2 Action Area- II) in Street No. M.A.R within Mouza Jatragachi, in New Town within Police Station Rajarhat in the District 24 Parganas' (North) presently in panchayat area (hereinafter referred as the "said land") in favour of the First Party herein. The said Indenture was registered in the office of the Additional District Sub-Registrar of Bidhannagar, Kolkata and recorded in its Book - I, Volume No. 107, Pages from 275 to 295, **being No. 1833, for the year 2007** (hereinafter referred to as the "**SAID SALE DEED**").
- B. Thereafter, by a Deed of Lease dated 31st March, 2007, the First Party herein leased out all that the divided and demarcated portion of land admeasuring 3.5 acres (equivalent to 14163.80 sq.mtrs.) out of the said land in favour of the second Party herein and the said Deed of Lease was registered in the office of the Additional Registrar of Assurance - II, Kolkata and recorded in its Book - I, Volume No.

I, Pages from 1 to 20, **being No. 04681, for the year 2007** (hereinafter referred to as the "**SAID LEASE DEED**").

- C. That after the execution and registration of the Said Lease Deed, it has been discovered by the Parties herein that while referring the said sale deed in the said lease deed the deed no. of said sale deed was inadvertently recorded/written as **being deed no. 2434 of 2007** (which was actually the pending no. of the said sale deed) instead of **being deed no. 1833 of 2007**.
- D. The Parties, in order to remove this ambiguity and inadvertent typographical error have decided mutually to rectify, sign, execute and register this Deed of Declaration and treat this instant Deed of Declaration as part and parcel of the Said Lease Deed.

NOW THE PARTIES HEREBY DECLARED AND SAY AS FOLLOWS:

- i. (a) That the 4th and 5th line of point no. A on page no. 2 of the Said Lease Deed reads as follows: "*North 24-Parganas in Book No. I, **Being Deed No. 2434** for the year 2007 and made between West Bengal.....*".
- (b) That the 4th and 5th line of point no. A on page no. 2 of the Said Lease Deed shall hereby for all purposes, be read,

understood, written and stands rectified and corrected as follows: "North 24-Parganas in Book No. I, Being Deed No. 1833 for the year 2007 and made between West Bengal.....".

- E. That, by virtue of this instant Deed of Declaration signed, sealed, executed and registered by and between the parties hereto the Said Lease Deed stands corrected, rectified, amended and read for all present and future purposes of the Parties and the instant Deed of Declaration shall always be referred, read and understood in conjunction with the Said Lease Deed and shall always form a part and parcel of the Said Lease Deed, wherever appearing or recorded for all purposes hereinbefore and hereinafter.
- F. That, save and except what has been expressly declared above all the other clauses, schedules and writings in the Said Lease Deed remain the same and shall have the same meaning, interpretation and effect as has been envisaged in the Said Lease Deed for all present and future purposes.

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands and seals, the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY

The Lessor at Kolkata

In the Presence of :

1. *Bijesh Saha*
Flat No - A6
43, Sarat Pally
P.O. Baradwari
KOL-700070
2. *Ashish Jha*
Flat No. - A6A6/202
Subhash Nagar Housing Complex
P.O. - Panchashil Nagar, DLF - Hordly
PIN - 712249

SIGNED, SEALED AND DELIVERED BY

The Lessee at Kolkata

In the Presence of:

1. *Bijesh Saha*
2. *Ashish Jha*

Drafted by me
K. C. Karan
Advocate
High Court, Calcutta
WB/867/83

SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.


Authorized Signatory / Director

(BADRI KUMAR TULSYA)

SHRISTI HOTEL PRIVATE LIMITED


Authorized Signatory/Director

(SUNIL JHA)

SPECIMEN FORM TEN FINGERPRINTS

Signature of
the executants
and/or
purchaser
Presentants



[Handwritten signature]

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Seller, Buyer and Property Details

A. Declarant & Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr SUNIL JHA 15A1, FJORD TOWER, HILAND PARK, 1925 CHAK GARIA, P.O:- CHAK GARIA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094

Declarant Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD SALT LAKE CITY , ELECTRONIC COMPLEX, Block/Sector: BLOCK E P , SECTOR V, P.O:- SECH BHAWAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN -700091 PAN No. AABCP5074F,; Status : Organization; Represented by representative as given below:-
1(1)	Mr BADRI KUMAR TULSYAN 31C, PRATAPADITYA ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABMPT5680Q,; Status : Representative; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence
2	SHRISTI HOTEL LIMITED SALT LAKE CITY , ELECTRONIC COMPLEX, Block/Sector: BLOCK E P , SECTOR V, P.O:- SECH BHAWAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 PAN No. AAICS3034R,; Status : Organization; Represented by representative as given below:-
2(1)	Mr SUNIL JHA 15A1, FJORD TOWER, HILAND PARK, 1925 CHAK GARIA, P.O:- CHAK GARIA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAWPJ8358C,; Status : Representative; Date of Execution : 06/06/2016; Date of Admission : 06/06/2016; Place of Admission of Execution : Pvt. Residence

Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr ASHISH JHA Son of Mr AMAR NATH JHA SUBHASH NAGAR HOUSING COMPLEX, Flat No: A 6/202, P.O:- PRABHASH NAGAR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712249 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr BADRI KUMAR TULSYAN, Mr SUNIL JHA	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco A A - I I - C B D	RS Plot No:- 2 , RS Khatian No:- 0	3.5 Acre	1/-	59,39,39,360/-	Proposed Use: Hotel, ROR: Bastu, Property is on Road

Transfer of Property from Declarant to				
Sch No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area in(%)
L1	SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD		175	50
	SHRISTI HOTEL LIMITED		175	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Ashish Jha
Address	A 6/202 , Subhas Nagar Housing Complex , Prabhashnagar, Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712249
Applicant's Status	Solicitor firm

Office of the A.R.A. - IV KOLKATA, District: Kolkata.

Endorsement For Deed Number : I - 190405307 / 2016

Query No/Year	19041000183996/2016	Serial no/Year	1904004863 / 2016
Deed No/Year	I - 190405307 / 2016		
Transaction	[0901] Declaration, Declaration relating to immovable property		
Name of Presentant	Mr SUNIL JHA	Presented At	Private Residence
Date of Execution	06-06-2016	Date of Presentation	06-06-2016

Remarks

On 06/06/2016

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

Presented for registration at 19:30 hrs on : 06/06/2016, at the Private residence by Mr SUNIL JHA ,.

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

Execution is admitted on 06/06/2016 by

Mr BADRI KUMAR TULSYAN AUTHORISED SIGNATORY, SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD., SALT LAKE CITY , ELECTRONIC COMPLEX, Block/Sector: BLOCK E P , SECTOR V, P.O:- SECH BHAWAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Mr BADRI KUMAR TULSYAN, Son of Mr MADAN LAL TULSYAN, 31C, PRATAPADITYA ROAD, P.O:

TOLLYGUNGE, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By profession Others

Indetified by Mr ASHISH JHA, Son of Mr AMAR NATH JHA, SUBHASH NAGAR HOUSING COMPLEX, Flat No: A 6/202, P.O: PRABHASH NAGAR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712249, By caste Hindu, By Profession Service

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

Execution is admitted on 06/06/2016 by

Mr SUNIL JHA AUTHORISED SIGNATORY, SHRISTI HOTEL LIMITED, SALT LAKE CITY , ELECTRONIC COMPLEX, Block/Sector: BLOCK E P , SECTOR V, P.O:- SECH BHAWAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Mr SUNIL JHA, Son of Late JAI NARAYAN JHA, 15A1,FJORD TOWER,HILAND PARK,1925 CHAK GARIA, P.O: CHAK GARIA, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, By caste Hindu, By profession Others

Indetified by Mr ASHISH JHA, Son of Mr AMAR NATH JHA, SUBHASH NAGAR HOUSING COMPLEX, Flat No: A 6/202, P.O: PRABHASH NAGAR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712249, By caste Hindu, By Profession Service

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 08/06/2016

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 : 4 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

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. Rs 100/- is paid on Impressed type of Stamp, Serial no 1327, Purchased on 12/05/2016, Vendor named B CHAKRABORTY.

Asit

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 201847 to 201870
being No 190405307 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.06.13 11:46:34 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 13-06-2016 11:46:33
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)