

001535/18

1633/18

01607/18

01601/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 523656

m  
09/03/18  
R/283320/18

Certified that the  
Registration. The  
endorsement sheets  
are the property of  
*[Signature]*

Additional Registrar  
of Assurances & Estates

9 MAR 2018

### UNDERTAKING

I, **INDRANIL GHOSH (PAN AYGPG7174H)**, son of Shankar Ghosh, by faith-Hindu, by occupation-Service, presently residing at 13214, Frazier PI NW, Seattle, WA 98177, United States of America and also at 15C, Raja Santosh Road, Post Office Alipore, Police Station- Chetla, Kolkata-700027, duly represented by **Mr. Rishad Ramchandani (PAN APDPR2364A)**, son of Mr. Harish P Ramchandani, by faith-



Hindu, by occupation- Business, by Nationality- Indian, working for gains at 5B, Heyshyam Road, Post Office - Elgin Road, Police Station- Bhawanipore, District-South 24 Parganas, Pin-700020, Director of **Master Properties Pvt. Ltd., (PAN AADCM5973C)**, having its registered office at 5B, Heyshyam Road, Post Office- Elgin Road, Police Station- Bhawanipore, District-South 24 Parganas, Pin-700020, do hereby undertake:

- 1) That I am the absolute owner of the above plot.
- 2) That I shall always keep the 12'-0" (3.66M) wide land on entire eastern side for the purpose of egress and ingress <sup>only</sup> for pedestrians, passengers, vehicles to get into the Premises of 15C/1B, Raja Santosh Road as passage for lifelong as delineated in Deed Book No.-I, Volume No.72, Pages from 41 to 60, Being No.1773 for the year 1988 dated 05.08.1987.
- 3) During construction I shall keep the aforesaid 12'-0" (3.66M) wide land vacant, free from all encumbrance to be used as Entry-Exit passage of rear Premises No.15C/1B Raja Santosh Road.
- 4) The said land is not sold to anyone, it is part and parcel of the land (12 Cottah 2 Chittack 10 Sq.ft.).
- 5) Only easement right is accorded to rear plot owner vide Deed Book No.I, Volume No.72, Pages from 41 to 60, Being No.1773 for the year 1988, dated 05.08.1987.

WITNESSES :

- 1) Ram Prasad Pal  
1613 P.K. Roychowdhury 2nd  
bye Lane. HOW - 3
- 2) J. Kunder  
10, Old Post office St.  
KOLKATA - 700001

Date : 09.03.18

Place : Kolkata

Drafted by me,  
Sonia Khater,  
Advocate  
High Court, Calcutta  
F.No. 827 of 2014

Master Properties Pvt. Ltd.  
R. Ramchandani  
-----  
CONSTITUTED ATTORNEY OF :  
Signature: Arnil Ghosh  
Smt. Amrita Douglas  
Smt. Roshni Surana

**SPECIMEN FORM FOR TEN FINGERS PRINT**



*R. Ranchardani*



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb


Fore



Middle

Ring

Little

(Right Hand)

  
 ভারতের নির্বাচন কমিশন  
 परिचय पत्र  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 MQC1481928

নির্বাচকের নাম : রামপ্রসাদ পাল  
 Elector's Name : Ramprasad Paul  
 পিতার নাম : রত্নেশ্বর পাল  
 Father's Name : Ratneshwar Paul  
 লিঙ্গ / Sex : পুং / M  
 জন্ম তারিখ : 29/06/1972  
 Date of Birth : 29/06/1972

*Ram Prasad Paul*

MQC1481928

ঠিকানা:  
 16/3 পদ্মা কুমার রয়চৌধুরী 2য় বাই লেন 39 শিবপুর  
 হাওড়া 711103

Address:  
 16/3 Padma Kumar Roychowdhury 2nd  
 Bye Lane 39 Shibpur Howrah 711103

Date: 31/07/2007  
 165-শিবপুর নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক  
 আধিকারিকের স্বাক্ষরের অনুলিপি  
**Facsimile Signature of the Electoral  
 Registration Officer for  
 165-Shibpur Constituency**

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
 তোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

22/10/19



आयकर विभाग  
INCOME TAX DEPARTMENT  
RISHAD RAMCHANDANI  
HARISH RAMCHANDANI  
12/11/1986  
Permanent Account Number  
APDPR2364A  
Signature  
भारत सरकार  
GOVT OF INDIA  
  
  




**GOVERNMENT OF WEST BENGAL**  
**INDIAN UNION DRIVING LICENCE**

Driving Licence No. **WB-0120040111081**

Name: **RISHAB PRANCHANDAN**

Address: **5B HEYSHAM RD, CALCATA 700022**

Photo: 

Signature: 

**SIGN OF: H P PRANCHANDAN**

Date of Issue	22/12/2004	Blood Group	U
Valid Till (MT)	21/12/2024	Date of Birth	12/11/1986
Valid Till (D)	X		

Issuing Authority: **P. V. D. KOLKATA**      Licensing Authority: **03**

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
LHV-NT	22/12/2004

PL-0112-108416



## Major Information of the Deed

Deed No :	I-1901-01633/2018	Date of Registration	09/03/2018
Query No / Year	1901-0000283320/2018	Office where deed is registered	
Query Date	20/02/2018 2:23:52 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	INDRANIL GHOSH 15C, RAJA SANTOSH ROAD, Thana : Chetla, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017398761, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 10,70,94,494/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Santosh Road, , Premises No. 15C, Ward No: 74

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		12 Katha 2 Chatak 10 Sq Ft		10,10,94,494/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>					<b>20.0292Dec</b>	<b>0 /-</b>	<b>1010,94,494 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8000 Sq Ft.	0/-	60,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 6000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>8000 sq ft</b>	<b>0 /-</b>	<b>60,00,000 /-</b>	

### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr INDRANIL GHOSH</b> Son of Mr SHANKAR GHOSH 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AYGPG7174H, Status :Individual, Executed by: Attorney, Executed by: Attorney




Major Information of the Deed :- I-1901-01633/2018-09/03/2018





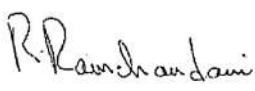
**MASTER PROPERTIES PRIVATE LIMITED**

5B, HESHYAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India,  
 PIN - 700020 , PAN No.:: AACDM5973C, Status :Organization, Executed by: Representative, Executed by:  
 Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr RISHAD RAMCHANDANI</b> (Presentant ) Son of Mr HARISH P RAMCHANDANI Date of Execution - 09/03/2018, , Admitted by: Self, Date of Admission: 09/03/2018, Place of Admission of Execution: Office	 <small>Mar 9 2018 1:28PM</small>	 <small>LTI 09/03/2018</small>	 <small>09/03/2018</small>
5B, HEYSHYAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APDPR2364A Status : Attorney, Attorney of : Mr INDRANIL GHOSH				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr RISHAD RAMCHANDANI</b> Son of Mr HARISH P RAMCHANDANI Date of Execution - 09/03/2018, , Admitted by: Self, Date of Admission: 09/03/2018, Place of Admission of Execution: Office	 <small>Mar 9 2018 1:28PM</small>	 <small>LTI 09/03/2018</small>	 <small>09/03/2018</small>
5B, HEYSHYAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APDPR2364A Status : Representative, Representative of : MASTER PROPERTIES PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name & address
Mr RAM PRASAD PAL Son of Late RATNESWAR PAL 16/3, P.K. ROYCHOWDHURY 2ND BYE LANE, P.O:- SHIBPUR PS B GARDEN NOW, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr RISHAD RAMCHANDANI, Mr RISHAD RAMCHANDANI



**Endorsement For Deed Number : I - 190101633 / 2018****On 09-03-2018****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.

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

Presented for registration at 13:19 hrs on 09-03-2018, at the Office of the A.R.A. - I KOLKATA by Mr RISHAD RAMCHANDANI .

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

Execution is admitted on 09-03-2018 by Mr RISHAD RAMCHANDANI, DIRECTOR, MASTER PROPERTIES PRIVATE LIMITED (Private Limited Company), 5B, HESHYAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr RAM PRASAD PAL, , Son of Late RATNESWAR PAL, 16/3, P.K. ROYCHOWDHURY 2ND BYE LANE, P.O: SHIBPUR PS B GARDEN NOW, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by profession Service

**Executed by Attorney**

Execution by Mr RISHAD RAMCHANDANI, , Son of Mr HARISH P RAMCHANDANI, 5B, HEYSHYAM ROAD, P.O: ELGIN ROAD, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Business as the constituted attorney of Mr INDRANIL GHOSH 15C, RAJA SANTOSH ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027 is admitted by him

Indetified by Mr RAM PRASAD PAL, , Son of Late RATNESWAR PAL, 16/3, P.K. ROYCHOWDHURY 2ND BYE LANE, P.O: SHIBPUR PS B GARDEN NOW, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 101/-

Major Information of the Deed :- I-1901-01633/2018-09/03/2018



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 126664, Amount: Rs.50/-, Date of Purchase: 07/03/2018, Vendor name: S Mukherjee



**Malay Chakrabarty**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 68164 to 68177

being No 190101633 for the year 2018.



Digitally signed by MALAY  
CHAKRABORTY  
Date: 2018.03.14 12:06:10 +05:30  
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 3/14/2018 12:06:03 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)