

08839/18

9113/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

2  
6/12  
18

S-52

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B No. 1842633/2018

AB 404945

*Signature*

- 6 DEC 2018

**DEED OF RE-CONVEYANCE/RELEASE**

THIS DEED OF RE-CONVEYANCE/RELEASE is made this 6<sup>th</sup> day of December, 2018

**BETWEEN**



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 356568

2

**LIC HOUSING FINANCE LIMITED (PAN : AAACL1799C)**, a Company incorporated under the Companies Act, 1956, having its registered office at IInd Floor, Bombay Life Building, 45/47, Veer

107723

SANJIB NATH  
Advocate  
High Court, Calcutta

107723

DATE: \_\_\_\_\_

6 DEC 2018

STRANJAN MUKHERJEE

Licensed Practitioner

2&3 K.S.K. Road

- 6 DEC 2018

- 6 DEC 2018

|       |   |   |
|-------|---|---|
| 100   | / | - |
| 50    | / | - |
| <hr/> |   |   |
| 150   | / | - |



✓

- 6 DEC 2018

Nariman Road, Fort, Mumbai-400 001 and having its regional office at 4, C.R. Avenue, Hindustan Building, Ground floor, Post Office Prince Street, Police Station Bow Bazar, Kolkata - 700 072, hereinafter referred to as the **RELEASOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representative and assigns) of the **ONE PART**, and the Releasor herein being represented by its authorized signatory, **MRS. SUMITA CHATTERJEE (PAN: ACMPC1553C)**, (Mobile no.09748738547), Daughter of Mr.Ranendra Mohan Sarkar,

**AND**

**AAR ESS HOMES PRIVATE LIMITED (PAN : AACCA2602B)**, a existing company incorporated under the provisions of the Companies Act, 1956, having its registered office at 16, Rameswar Malia Ist Bye Lane, P.O. Howrah, P.S. Howrah, PIN 711 101, being represented by its Director, **MR. NIKUNJ BIDAWATKA (PAN : AUNPB4702F)** son of Mr. Raman Kumar Agarwal, , hereinafter referred to as "**RELEASEE**" (which term or expression unless excluded by or repugnant to the context include its successors-in-office, administrators and permitted assigns) of the OTHER PART

**WHEREAS:**

1. By and under a Letter of Sanction dated 14<sup>th</sup> September, 2015 granted by LIC Housing Finance Limited (the Releasor herein) and also a Loan Agreement dated 26<sup>th</sup> September, 2015 executed by and between LIC Housing Finance Limited (the Releasor herein) and M/s. AAR ESS Homes Private Limited (the Releasee herein) and all other

documents executed pursuant thereto as between themselves (hereinafter referred to as the "**Finance Documents**"), the Releasor herein had agreed lend and advance a construction loan of Rs. 5,00,00,000/- (Rupees Five Crore only) to the said M/s. AAR ESS Homes Private Limited (the Releasee herein) for construction and completion of the project named 'Cosmic Oxford' at Mirjapur under Police Station Sankrail in the district of Howrah.

2. One of the terms of the said Loan Agreement/ Finance Documents was that the Releasee herein shall create first charge by way of simple mortgage with respect to its property being ALL THAT piece and parcel of land measuring about 65 Decimals, more or less, forming part of R.S. Dag no. 388, 700, 703, 704 and 709 corresponding to L.R. Dag no. 655, 659, 658, 669 and 657 under L.R. Khatian no. 1594 in Mouza Mirjapur, J.L.no. 26 under Police Station Sankrail in the District of Howrah also known as holding no. 5178 within the limits of the Mashila Gram Panchayet together with buildings/ structures constructed thereon and also any further superstructure constructed thereon ( all hereinafter collectively referred to as the '**Said Properties**' which are more fully described in the **Schedule** written hereunder) and consequently, a Deed of Simple Mortgage was executed on 31st October, 2015 between M/s. AAR ESS Homes Private Limited (the Releasee herein) therein referred to as the Mortgagor of the One Part and LIC Housing Finance Limited (the Releasor herein), therein referred to as the

Mortgagee of the Other Part with respect to the Said Properties to secure repayment of the loan in favour of LIC Housing Finance Limited and the said deed was registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in its Book no. I, Volume 1901-2015, Pages from 146525 to 146575 as Being no.190108632 for the year 2015 (hereinafter referred to as the '**Said Deed of Mortgage**').

3. Although, the said loan was sanctioned by the LIC Housing Finance Ltd. to the AAR ESS Homes Pvt. Ltd. and the Releasee also executed the said Deed of Mortgage in respect of the said Properties in favour of the LIC Housing Finance Ltd. to secure repayment of loan but due to some reasons no amount was disbursed to the Releasee so far (which was confirmed by the Releasor, LIC Housing Finance Limited vide its letter dated 24-09-2018)
4. Now on being requested by the Releasee herein and also as per the mutual understanding as between the parties herein, the Releasor herein agreed release the said Properties in favour of the said Releasee by executing an appropriate Deed of Release/Deed of Re-Conveyance .
5. The Releasor does not have any dues against the Releasee, there also remains no further claim of the Releasor upon the Releasee and/or over and in respect of the Said Properties and the Releasor does not have any objection if the said Releasee create third party interest in the Said Properties. .

**NOW THIS INDENTURE WITNESSETH:**

1. That in pursuance of aforesaid mutual understanding by and between the Releasor and the Releasee and in consideration of creation of mortgage, the Releasor hereby releases and re-conveys the **SAID PROPERTIES** which are more fully detailed in the **SCHEDULE** written hereunder absolutely and for ever and the Said Properties and the Releasee herein are discharged from all obligations under the said Loan Agreement/Finance Documents and the said Deed of Mortgage.

**THE SCHEDULE REFERRED TO AS ABOVE**  
**(The Said Properties')**

**ALL THAT** piece and parcel of land measuring about **65 Decimals**, more or less, forming part of R.S. Dag no. 388, 700, 703, 704 and 709 corresponding to L.R. Dag no. 655, 659, 658, 669 and 657 under L.R. Khatian no. 1594 in Mouza Mirjapur, J.L.no. 26 under Police Station Sankrail in the District of Howrah also known as holding no. 5178 within the limits of the Mashila Gram Panchayet together with buildings/structures constructed thereon and also any further superstructure constructed thereon. The said premises is butted and bounded as under:

On the North : Andul Road  
 On the East : Dag Nos. 674,673,671,670 & part of Dag No. 669  
 On the South : Dag No. 668 & Passage  
 On the West : Part of Dag Nos. 655, 658 & 659

**IN WITNESSTH WHEREOF THE RELEASOR** hereby executes this Deed of Release on the day, month and year written first hereinabove.

**SIGNED AND DELIVERED BY**  
THE **RELEASOR** in presence of:

1. *Raman U. Agarwal*  
156C Maniktala Main  
Road, Kolkata - 700054
2. *Prityanka Saraf*  
357 Block-D, Bangur Avenue  
Kolkata - 700055



*Sumita Chatterjee*  
\_\_\_\_\_  
**RELEASER**

**SIGNED AND DELIVERED BY**  
THE **RELEASEE** in presence of:

1. *Raman U. Agarwal*
2. *Prityanka Saraf*

AAR ESS HOMES (F) LTD.

*Nihung Bidawatka*  
\_\_\_\_\_  
Director

**RELEASEE**

Prepared in my office

Advocate

*Biswajit Bhowmik*  
WB/2414/1999  
Rampurhat court-

Identified by:

Sri Raman Kumar Agarwal *Raman U. Agarwal*  
Son of Satyan Narayan Bidawatka  
159C, MZaniktala Main Road,  
Post Office Kankurgachi  
Police Station : Maniktala  
Kolkata 700054  
Occupation : Other



SPECIMEN FORM TEN FINGER PRINTS

Signature of the  
executants and/or  
purchaser Presentants



|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

*Sunita Chatterjee*



|              |      |        |      |        |
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|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

*Nitin Bidwastha*

|             |      |        |      |       |
|-------------|------|--------|------|-------|
|             |      |        |      |       |
| Little      | Ring | Middle | Fore | Thumb |
| (Left Hand) |      |        |      |       |

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| (Right Hand) |      |        |      |        |

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| Little      | Ring | Middle | Fore | Thumb |
| (Left Hand) |      |        |      |       |

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|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |



भारत सरकार  
GOVERNMENT OF INDIA



Raman Kumar Agarwal

DOB: 02/05/1966

MALE



8677 3123 6299

আমার আধার, আমার পরিচয়

*Raman Kumar Agarwal*



भारत सरकार  
GOVERNMENT OF INDIA



Nikunj Bidawatka

DOB: 24/07/1991  
MALE



9973 3090 1327

আমার আধার, আমার পরিচয়

*N Bidawatka*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारतीय विशिष्ट पहचान प्राधिकरण GOVERNMENT OF INDIA

**Address**

S/O Raman Kumar Agarwal, MANIKALA,  
FLAT-11DB, 156C, MANIKTALA MAIN ROAD,  
OPP- BENGAL CHEMICAL, Kankurgachi,  
Kolkata,  
West Bengal - 700054

SECRETED ON: 07/04/2017

**9973 3090 1327**



1567  
1820 309 1047

✉  
help@vidal.gov.in

www.vidal.gov.in

P.O. Box No. 1047,  
Bengaluru-560 001

*Abidawatha*

स्थायी खाता संख्या (PERMANENT ACCOUNT NUMBER)  
AAAQL1709C

कंपनी का नाम  
LIC HOUSING FINANCE LIMITED

निर्माण/बनाने की तिथि (DATE OF INCORPORATION/FORMATION)  
19-06-1989

*Shalini*  
आयकर निदेशक (पत्रादि)  
DIRECTOR OF INCOME TAX (SYSTEMS)



*Sumita Chatterjee*

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (पत्रादि)  
इ.आर.ए. सेंटर, भूखण्ड  
ई-२, सुन्दरबालन एक्सटेंशन  
सॉ रिजली - 110 055

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Director of Income Tax (Systems)  
A&L Centre, Ground Floor  
E-1, Jhandewalan Extn  
New Delhi - 110 055

CERTIFIED TRUE COPY  
For LIC Housing Finance Limited

*Asif*  
General Manager (Finance &  
Company Secretary

जायकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUMITA CHATTERJEE  
RANENDRA MOHAN SARKAR  
31/01/1968

Permanent Account Number

ACMPC1553C

*Sumita Chatterjee*

Signature

*Sumita Chatterjee*

  
 भारत निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

RQL1401942




निर्वाचक नाम : सुमिता चट्टोपाध्याय  
 Elector's Name : Sumita Chattopadhyay  
 पति/पत्नी : तपन चट्टोपाध्याय  
 Husband's Name : Tapas Chattopadhyay  
 लिंग/Sex : स्त्री  
 जन्म तिथि/Date of Birth : XXXX/1968

*Sumita Chattopadhyay*

RQL1401942

Name:  
 निर्वाचक: सुमिता चट्टोपाध्याय, पता: 2A  
 बरसात, बर्गाणा 700126

Address:  
 SUKANTANAGAR NABAPALLY,  
 BARASAT-2, BARASAT, NORTH 24  
 PARGANAS 700126

*[Signature]*

Date: 10/12/2011

119-बरसात निर्वाचक क्षेत्र  
 निर्वाचक क्षेत्र अधिकारी  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 119- Barasat Constituency

Note: In case of change of address, you should inform the  
 Electoral Registration Officer for the constituency in which you are registered  
 and at the changed address you should obtain the card  
 with same number.

PERMANENT ACCOUNT NUMBER

AACCA2602B

IN

AAR ESS HOMES PVT LTD

Consent to file with the Income Tax Officer

18-04-1995



18-04-1995

COMMISSIONER OF INCOME TAX, B-3, N-1

AAR ESS HOMES (P) LTD

  
Director



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

समूची आयकर कार्ड  
Permanent Account Number Card  
AUNPB4702F

नाम / Name  
NIKUNJ BIDAWATKA

पिता का नाम / Father's Name  
RAVAN KUMAR BIDAWATKA

जन्म तिथि / Date of Birth  
24/07/1997

हस्ताक्षर / Signature



Nikunj Bidawatka

## Major Information of the Deed

|  |  |                                       |            |
|--|--|---------------------------------------|------------|
| Deed No :                                  | I-1901-09113/2018  | Date of Registration                  | 06/12/2018 |
| Query No / Year                            | 1901-0001842633/2018   | Office where deed is registered       |            |
| Query Date                                 | 06/12/2018 11:23:26 AM   | A.R.A. - I KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details    | NIKUNJ BIDAWATKA<br>16, Rameswar Malia 1st Bye Lane, Thana : Howrah, District : Howrah, WEST BENGAL,<br>PIN - 711101, Mobile No. : 7278953166, Status : Seller/Executant |                                       |            |
| Transaction                                | Additional Transaction   |                                       |            |
| [0804] Release, Reconveyance in f/o others | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]  |                                       |            |
| Set Forth value                            | Market Value   |                                       |            |
| Rs. 5,00,00,000/-                          | Rs. 11,50,17,750/-   |                                       |            |
| Stamp duty Paid(SD)                        | Registration Fee Paid  |                                       |            |
| Rs. 150/- (Article:54)                     | Rs. 101/- (Article:E, E, M(a), M(b), I)  |                                       |            |
| Remarks                                    |  |                                       |            |

### Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: MASHILA, Mouza: Mirjapur

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|----------------------|-------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|---------------------|
| L1                   | LR-655      | LR-1594        | Bastu             | Bastu   | 11 Dec       | 60,00,000/-             | 60,00,000/-           | Property is on Road |
| L2                   | LR-659      | LR-1594        | Bastu             | Bastu   | 1 Dec        | 10,00,000/-             | 10,00,000/-           | Property is on Road |
| L3                   | LR-658      | LR-1594        | Bastu             | Bastu   | 7 Dec        | 45,00,000/-             | 45,00,000/-           | Property is on Road |
| L4                   | LR-669      | LR-1594        | Bastu             | Bastu   | 46 Dec       | 3,05,00,000/-           | 3,05,00,000/-         | Property is on Road |
| L5                   | LR-657      | LR-1594        | Bastu             | Bastu   | 5 Dec        | 30,00,000/-             | 30,00,000/-           | Property is on Road |
| <b>TOTAL :</b>       |             |                |                   |         | <b>70Dec</b> | <b>450,00,000 /-</b>    | <b>450,00,000 /-</b>  |                     |
| <b>Grand Total :</b> |             |                |                   |         | <b>70Dec</b> | <b>450,00,000 /-</b>    | <b>450,00,000 /-</b>  |                     |

### Structure Details :

| Sch No  | Structure Details          | Area of Structure  | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|----------------------------|--------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1, L2, L3, L4, L5 | 93357 Sq Ft.       | 50,00,000/-             | 7,00,17,750/-         | Structure Type: Structure |
| Gr. Floor, Area of floor : 93357 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                            |                    |                         |                       |                           |
| <b>Total :</b>  |                            | <b>93357 sq ft</b> | <b>50,00,000 /-</b>     | <b>700,17,750 /-</b>  |                           |

Major Information of the Deed :- I-1901-09113/2018-06/12/2018



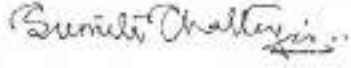



**Conveyor Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>LIC HOUSING FINANCE LIMITED</b><br>4, C.R. Avenue, Hindustan Building, Ground Floor, P.O:- Prince Street, P.S:- Bowbazar, District-Kolkata, West Bengal, India, PIN - 700072 , PAN No.:: AAACL1799C, Status :Organization, Executed by: Representative, Executed by: Representative |

**Reconveyee Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>AAR ESS HOMES PVT LTD</b><br>16, Rameswar Malia 1st Bye Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 , PAN No.:: AACCA2602B, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |  |   |   |
|-------|---|--|---|---|
| 1     | <b>Name</b><br><b>Mrs SUMITA CHATTERJEE</b><br>Daughter of Mr RANENDRA MOHAN SARKAR<br>Date of Execution - 06/12/2018, , Admitted by: Self, Date of Admission: 06/12/2018, Place of Admission of Execution: Office  | <b>Photo</b><br><br>Dec 6 2018 4:20PM  | <b>Finger Print</b><br><br>LTI<br>06/12/2018  | <b>Signature</b><br><br>06/12/2018  |
|       | 4, C.R. Avenue, Hindustan Building, Ground Floor, P.O:- Prince Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACMPC1553C Status : Representative, Representative of : LIC HOUSING FINANCE LIMITED (as Authorized Signatory) |  |   |   |
| 2     | <b>Name</b><br><b>Mr NIKUNJ BIDAWATKA (Presentant)</b><br>Son of Mr RAMAN KUMAR AGARWAL<br>Date of Execution - 06/12/2018, , Admitted by: Self, Date of Admission: 06/12/2018, Place of Admission of Execution: Office  | <b>Photo</b><br><br>Dec 6 2018 4:12PM | <b>Finger Print</b><br><br>LTI<br>06/12/2018 | <b>Signature</b><br><br>06/12/2018 |
|       | 16, Rameswar Malia 1st Bye Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUNPB4702F Status : Representative, Representative of : AAR ESS HOMES PVT LTD (as Director)   |  |   |   |

Major Information of the Deed :- I-1901-09113/2018-06/12/2018

**Officer Details :****Name & address**

Mr Raman Kumar Agarwal  
 Son of Mr Satyan Narayan Bidawatka  
 159C, Maniktala Main Road, P.O:- Kankurgachi, P.S:- Maniktala, District-Kolkata, West Bengal, India, PIN - 700054,  
 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs SUMITA CHATTERJEE, Mr NIKUNJ  
 BIDAWATKA



06/12/2018

**Endorsement For Deed Number : I - 190109113 / 2018****On 06-12-2018****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 : 54 of Indian Stamp Act 1899.

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

Presented for registration at 15:52 hrs on 06-12-2018, at the Office of the A.R.A. - I KOLKATA by Mr NIKUNJ BIDAWATKA ,.

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

Execution is admitted on 06-12-2018 by Mrs SUMITA CHATTERJEE, Authorized Signatory, LIC HOUSING FINANCE LIMITED (Private Limited Company), 4, C.R. Avenue, Hindustan Building, Ground Floor, P.O:- Prince Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072

Identified by Mr Raman Kumar Agarwal, , Son of Mr Satyan Narayan Bidawatka, 159C, Maniktala Main Road, P.O: Kankurgachi, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Others

Execution is admitted on 06-12-2018 by Mr NIKUNJ BIDAWATKA, Director, AAR ESS HOMES PVT LTD (Private Limited Company), 16, Rameswar Malia 1st Bye Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Identified by Mr Raman Kumar Agarwal, , Son of Mr Satyan Narayan Bidawatka, 159C, Maniktala Main Road, P.O: Kankurgachi, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Others

**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-1901-09113/2018-06/12/2018

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 120/- and Stamp Duty paid by Stamp Rs 150/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 107723, Amount: Rs.150/-, Date of Purchase: 06/12/2018, Vendor name: S Mukherjee



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

Major Information of the Deed :- I-1901-09113/2018-06/12/2018



Digitally signed by DEBASIS PATRA  
Date: 2018.12.12 12:50:36 +05:30  
Reason: Digital Signing of Deed.

*Debasish*

(Debasish Patra) 12/12/2018 12:50:11  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)