

3468/16

T-160602961/2016 Page 1 of 6

D-2



INDIA NON JUDICIAL

30/11/16
8-P.M

पश्चिम बंगाल WEST BENGAL

03AB 192149

25885

DEED OF DECLARATION

THIS DEED OF DECLARATION IS MADE ON THIS THE 30th DAY OF November TWO THOUSAND AND SIXTEEN BETWEEN

UNNATI HOLDINGS LLP, having Income Tax Permanent Account No. (PAN) "AAEFU6699R", A Company incorporated under the Companies' LLP Act, 2008, having its registered office at 10, Raja Kali Krishna Lane, Post Office - Hatkhola, Police Station - Jorabagan, Kolkata - 700 005, being represented through its Partners (1) **SRI MAHESH SINGHANIA** son of Late Maman Chand Singhania, having Income Tax Permanent Account No. (PAN) "ALEPS1919D", by faith - Hindu, by occupation - Business, residing at 28B, Rowland Road,

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

Additional District Sub Registrar
Sealdah

ক্রমিক নং: ০১ তারিখ: ২০/১০/১৬

নাম: ১৭ ARUN KUMAR BHAUMIK

পেশা: Advocate

সদরত: Calcutta High Court

স্বাক্ষর: *Ranjit Das*

কর্তৃপক্ষের নাম: *সেতার*
কামিনীপুর, কলকাতা-৭০, ডি.এস.আর. অফিস

ভেতকারের নাম: *সঞ্জিতা গাল*

ট্রান্সারের নাম: *কামিনীপুর*

টি.সি.নং: 28 OCT 2016

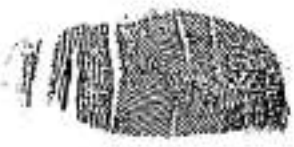
স্বাক্ষর পরিষ্কার তারিখ:

টি.সি.নং মোট: *৩০*

স্বাক্ষর পরিষ্কার করা হয়েছে।

190000

Seetha Das



V.C.I
6124



Devarshi Realcon Pvt. Ltd.

Seetha Das
Director



V.C.I
6125

A. D. S. R. SEALDAH
30 NOV 2016
Dist.- South 24 Parganas

Devarshi Realcon Pvt. Ltd.

Sanjay Das
Director

Faint text at the bottom of the page, possibly a notice or disclaimer.

Post Office – Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata – 700 020 now AE/583, Salt Lake City, Sector – I, Post Office – Bidhannagar, Police Station – Bidhannagar, Kolkata – 700 064, (2) **MRS. SONU SINGHANIA** daughter of Sri Ashok Udaypuria, having Income Tax Permanent Account No. (PAN) "**AUMPS0672G**", by faith – Hindu, by occupation – Business, residing at 28B, Rowland Road, Post Office – Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata – 700 020 now AE/583, Salt Lake City, Sector – I, Post Office – Bidhannagar, Police Station – Bidhannagar, Kolkata – 700 064, (3) **SRI ANKIT AGARWAL** son of Sri Ashok Agarwal, having Income Tax Permanent Account No. (PAN) "**AUQPA2878N**", by faith – Hindu, by occupation – Business, residing at 28B, Rowland Road, Post Office – Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata – 700 020, all are Indian Citizen, (4) **M/S. RAPID MERCHANTS PRIVATE LIMITED**, a private limited company, having Income Tax Permanent Account No. (PAN) "**AACCR1834J**", registered under the Companies Act, 1956, having its office at 28B, Rowland Road, Post Office – Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata – 700 020, being represented through its Director **SRI MAHESH SINGHANIA** son of Late Maman Chand Singhanian, having Income Tax Permanent Account No. (PAN) "**ALEPS1919D**", by faith – Hindu, by occupation – Business, residing at 28B, Rowland Road, Post Office – Lala Lajpat Rai Sarani, Police Station - Ballygunj, Kolkata – 700 020 now AE/583, Salt Lake City, Sector – I, Post Office – Bidhannagar, Police Station – Bidhannagar, Kolkata – 700 06, Indian Citizen, hereinafter called and referred to as the "**OWNER/FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **ONE PART.**

AND

DEVARSHI REALCON PVT. LTD., a Private Limited Company, having Income Tax Permanent Account No. (PAN) "AAFCD7592N", having its office at 287/3, Purba Sinthee Road, Post Office – Ghughudanga, Police Station – Dum Dum, Kolkata – 700 030, represented by its Directors (1) SRI DEBASHIS DHAR son of Late M.M. Dhar, having Income Tax Permanent Account No. (PAN) "AGIPD1896M", by faith - Hindu, by occupation - Business, residing Flat No. 287/3, East Sinthee Road, Post Office – Ghughudanga, Police Station – Dum Dum, Kolkata – 700 030, (2) SRI SANJAY DATTA son of Late G.C. Dutta, having Income Tax Permanent Account No. (PAN) "ADPPD3347R", by faith - Hindu, by occupation - Business, residing at 55/29, East Sinthee Road, Fakir Ghosh Para, Post Office – Ghughudanga, Police Station – Dum Dum, Kolkata – 700 030, in the District of North 24-Parganas (North), both are Indian Citizen, hereinafter called the "DEVELOPER / SECOND PARTY", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the OTHER PART.

WHEREAS by a Development Agreement dated 29.09.2016 registered at office of Addl. District Sub-Registrar Sealdah, copied in Book No. 1, Volume No. 1606-2016, Page 76538 to 76578, Being No. 160602647 for the year 2016 UNNATI HOLDINGS LLP described therein as the Owner, entered into a Development Agreement with DEVARSHI REALCON PVT. LTD. on the terms and conditions therein, ALL THAT piece or parcel of "BASTU" land measuring an area 05 Cottah 15 Chittaks 38 Sq.ft; with brick built Tile Shed measuring an area 1200 Sq.ft;

fully tenant occupied with Sanction Plan No. 2014010063 dated 02.09.2014 lying and situated at 26/1, B.T. Road, Mouza – Paikpara, Police Station – Chitpur, Addl. District Sub Registrar Office at Sealdah, in Dihi Panchannagram, Division – I, Sub-Division – 5, Holding No. 2, within the limit of Kolkata Municipal Corporation, Ward No. 6, in the District of South 24-Parganas.

AND WHEREAS due to inadvertence the said renumbered Premises No. (26/1/1, B.T. Road) was not written in Page No. 7 (Line No. 18), Page No. 8 (Line No. 6 & 12), Page No. 9 (Line No. 9), Page No. 23 (Line No. 6). Originally the said Premises No. will be 26/1/1, B.T. Road instead of 26/1, B.T. Road.

The aforesaid clerical and /or a typographical error have come to the knowledge of the above said Parties and the Parties have mutually agreed to get the same corrected by execution of a deed of Declaration.

The present deed of Declaration is intended to insert and incorporate the corrections as indicated in Page No. 7 (Line No. 18), Page No. 8 (Line No. 6 & 12), Page No. 9 (Line No. 9), Page No. 23 (Line No. 6) above. All other conditions of the Development Agreement remains unaltered.

The present deed of Declaration is not intended to create any new right in respect of the any parties.

The present deed of Declaration does not in any manner whatsoever expressly or by implication seeks to transfer the schedule property.

The parties are executing this deed of Declaration to avoid all future disputes, complications and contradictions.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of "BASTU" land measuring an area 05 Cottah 15 Chittaks 36 Sq.ft; with brick built Tile Shed measuring an area 1200 Sq.ft; fully tenant occupied with Sanction Plan No. 2014010063 dated 02.09.2014 lying and situated at 26/1/1, B.T. Road, Mouza – Paikpara, Police Station – Chitpur, Addl. District Sub Registrar Office at Sealdah, in Dini Panchannagram, Division – I, Sub-Division – 5, Holding No. 2, within the limit of Kolkata Municipal Corporation, Ward No. 6, in the District of South 24-Parganas.

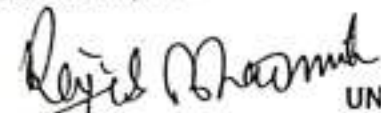
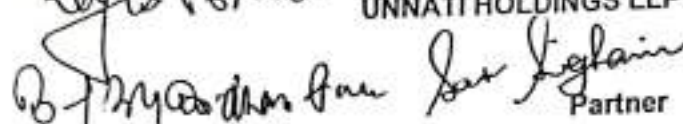
The Property is butted and bounded in the manner as follows :-

ON THE NORTH : 26/2, B.T. Road, Kolkata.
ON THE SOUTH : 26/1, B.T. Road (C.E.S.C.).
ON THE EAST : B.T. Road, Kolkata.
ON THE WEST : Premises No. 1/2B, Khagendra Chatterjee Street.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

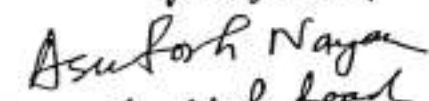
At Kolkata in presence of: -


1. 
UNNATI HOLDINGS LLP

Partner

UNNATI HOLDINGS LLP

Partner
UNNATI HOLDINGS LLP

Partner

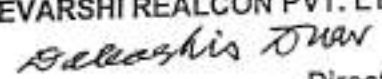
2. 
35/1/3 M.P. Road
Col-67.

M/S. RAPID MERCHANTS PRIVATE LIMITED

Director

SIGNATURE OF THE OWNER/FIRST PARTY

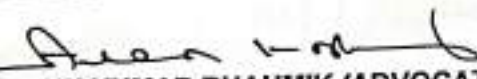
DEVARSHI REALCON PVT. LTD.

Director

DEVARSHI REALCON PVT. LTD.

Director

SIGNATURE OF THE DEVELOPER/SECOND PARTY











Drafted by: -


MR. ARUN KUMAR BHAUMIK (ADVOCATE)
Calcutta High Court, Registration No. WB-905/1983
63/21, Dum Dum Road, Surer Math,
P.O. - Motijheel, P.S. - Dum Dum,
Kolkata - 700 074, Dial - 9830038790,
e-mail ID - arun_bhoumik@yahoo.com












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908












N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS


 Mahesh S	LH.					
	RH.					

ATTESTED: 

 Suman Singhania	LH.					
	RH.					

ATTESTED: 



 Manoj K.	LH.					
	RH.					

ATTESTED: 












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908


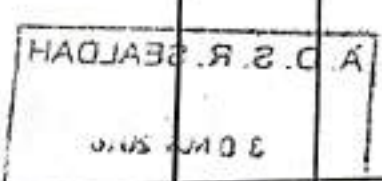
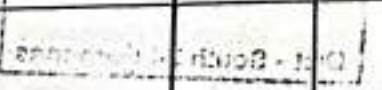
N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Sanjay Datta</i>	LH.					
	RH.					

ATTESTED: *Sanjay Datta*

 <i>Beharhis Khan</i>	LH.					
	RH.					

ATTESTED: *Beharhis Khan*

 PHOTO	LH.					
	RH.					

ATTESTED:











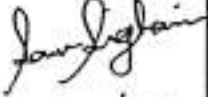
Government of West Bengal

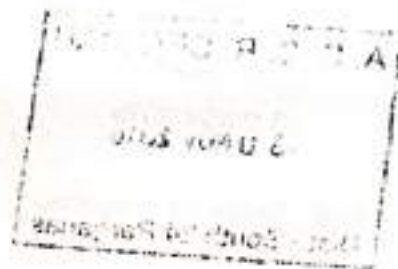
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

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



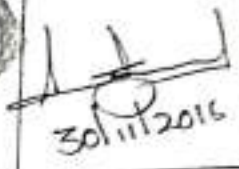


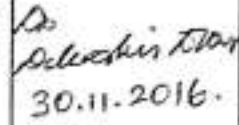


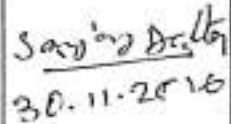
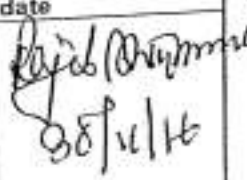
Signature / LTI Sheet of Query No/Year 16061000411049/2016

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
1.0	Shri Mahesh Singhania 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullyingunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Declarant [M/s Rapid Merchants Pvt Ltd]		 6128	 30/11/16
1.1	Shri Mahesh Singhania 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullyingunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Declarant [Unnati Holdings Lip]			 30/11/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs Sonu Singhania 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullyingunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Declarant [Unnati Holdings Lip]		 6127	 30/11/16

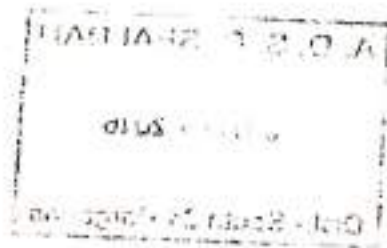


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Ankit Agarwal 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Declarant [Unnati Holdings Lp]		6126 	 30/11/2016
4	Shri Debashis Dhar 287/3 Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030	Representative of Declarant [Devarshi Realcon Pvt Ltd]		6124 	 30.11.2016.
5	Shri Sanjay Datta 55/29 East Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030	Representative of Declarant [Devarshi Realcon Pvt Ltd]		6125 	 30.11.2016
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Rajib Bhowmik Son of Late R C Bhowmik B 134 Bidhan Park, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124	Shri Mahesh Singhania, Mrs Sonu Singhania, Shri Ankit Agarwal, Shri Debashis Dhar, Shri Sanjay Datta		 30/11/16	

(Jaideb Pal)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SEALDAH

South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1606-02961/2016	Date of Registration	12/1/2016 2:04:22 PM
Query No / Year	1606-1000411049/2016	Office where deed is registered	
Query Date	28/11/2016 4:06:42 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arun Kumar Bhowmik High Court, Cal, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830038790, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,35,30,390/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. T. Road, Road Zone : (On Road – On Road) , , Premises No. 26/1/1, Ward No: 6

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 15 Chatak 38 Sq Ft	1/-	2,31,70,390/-	Property is on Road
Grand Total :					9.884Dec	1 /-	231,70,390 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	3,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	3,60,000 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Unnati Holdings Lip 10 Raja Kali Krishna Lane, P.O:- Hatkhola, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700005 Status :Organization, Executed by: Representative
2	M/s Rapid Merchants Pvt Ltd 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
3	Devarshi Realcon Pvt Ltd 287/3 Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Mahesh Singhania Son of Late Maman Chand Singhania 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Unnati Holdings Lp (as partner), M/s Rapid Merchants Pvt Ltd (as director)
2	Mrs Sonu Singhania Daughter of Shri Ashok Singhania 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Unnati Holdings Lp (as partner)
3	Shri Ankit Agarwal Son of Shri Ashok Agarwal 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Unnati Holdings Lp (as partner)
4	Shri Debashis Dhar Son of Late M M Dhar 287/3 Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Devarshi Realcon Pvt Ltd (as director)
5	Shri Sanjay Datta Son of Late G C Dutta 55/29 East Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Devarshi Realcon Pvt Ltd (as director)

Identifier Details :

Name & address
Mr Rajib Bhowmik Son of Late R C Bhowmik B 134 Bidhan Park, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of Shri Mahesh Singhania, Mrs Sonu Singhania, Shri Ankit Agarwal, Shri Debashis Dhar, Shri Sanjay Datta

Endorsement For Deed Number : I - 160602961 / 2016**On 30-11-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20:00 hrs on 30-11-2016, at the Private residence by Shri Debashis Dhar .

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

Execution is admitted on 30-11-2016 by Shri Mahesh Singhania, director, M/s Rapid Merchants Pvt Ltd, 28b Rowland Road, P.O:- L L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; partner, Unnati Holdings Lp, 10 Raja Kali Krishna Lane, P.O:- Halkhola, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700005

Identified by Mr Rajib Bhowmik, , Son of Late R C Bhowmik, B 134 Bidhan Park, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Deed Writer

Execution is admitted on 30-11-2016 by Mrs Sonu Singhania, partner, Unnati Holdings Llp, 10 Raja Kali Krishna Lane, P.O:- Hatkhola, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700005

Indetified by Mr Rajib Bhowmik, , Son of Late R C Bhowmik, B 134 Bidhan Park, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Deed Writer

Execution is admitted on 30-11-2016 by Shri Ankit Agarwal, partner, Unnati Holdings Llp, 10 Raja Kali Krishna Lane, P.O:- Hatkhola, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700005

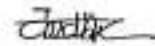
Indetified by Mr Rajib Bhowmik, , Son of Late R C Bhowmik, B 134 Bidhan Park, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Deed Writer

Execution is admitted on 30-11-2016 by Shri Debashis Dhar, director, Devarshi Realcon Pvt Ltd, 287/3 Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Mr Rajib Bhowmik, , Son of Late R C Bhowmik, B 134 Bidhan Park, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Deed Writer

Execution is admitted on 30-11-2016 by Shri Sanjay Datta, director, Devarshi Realcon Pvt Ltd, 287/3 Purba Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Mr Rajib Bhowmik, , Son of Late R C Bhowmik, B 134 Bidhan Park, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Deed Writer



Jaideb Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 01-12-2016

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.

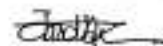
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 10/-
Description of Stamp

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Jaideb Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

D11/R

Certificate of Registration under section 60 and Rule 69.

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Volume number 1606-2016, Page from 86002 to 86018
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