

3124/18

3274/2018



015

150

पश्चिम बंगाल WEST BENGAL

e. No - 775/18W 534733

visit  
29.8.18

29.8.18  
7381687/18

declaration



311-2501

312-1001

3501

29.08.18

Certified that the Document is admitted to Registration. The Signature Sheet and the endowments attached to this document are the part of this document.

Signature

Additional Registrar of Assurance-II  
Kolkata

Additional Registrar  
of Assurance-II, Kolkata

30/08/18

## DEED OF DECLARATION

THIS DEED OF DECLARATION is made this 29<sup>th</sup> day of August Two Thousand Eighteen.

146643

Sl. No. .... Sold to.....

SANCHARI CHAKROBORTY  
Advocate  
8/1, K. S. Roy Road  
Kolkata-700 001

Address.....

**A. K. Maity**  
Licensed Stamp Vendor  
10, Old Post Office Street  
Kolkata - 700001

Rs. 50/- (Rupees Fifty) only

Issue Date:....., Sign.....

7 MAR 2018



Somona Adhikari

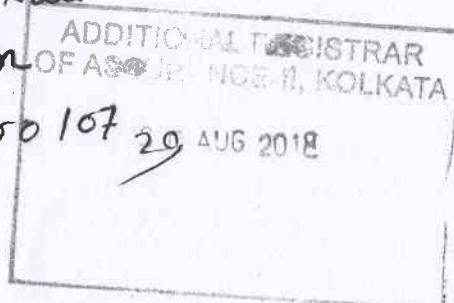
D/o Maheswar Adhikari

854 Rajdanga Main

Road, Kolkata - 700 107

P. S - Kasba

P. O - EKTP















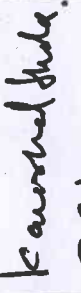
Government of West Bengal

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







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

Signature / LTI Sheet of Query No/Year 19020001381687/2018




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


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt BINA SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Declarant		2086 	 29/8/18
2	Smt REKHA BAJPAI 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Declarant		2087 	 29/8/18
3	Mr KAUSHAL SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Declarant		2088 	 29/8/18

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr KAMAL KISHORE SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Declarant		2089 	<i>Kamal Kishore Shukla</i> 29/8/18
5	Mr RAHUL SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Declarant		2090 	<i>Rahul Shukla</i> 29/8/18
6	Mr VINAYAK SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Declarant		2091 	<i>Vinayak Shukla</i> 29/8/18

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr AAYUSH RUNGTA 191, C R AVENUE, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Represent ative of Declarant [REGAL REALTY PRIVATE LIMITED]		2085 	 29/8/18
SI No.	Name and Address of identifier				Signature with date
1	SOMONA ADHIKARI Daughter of Mr MAHESHWAR ADHIKARI 854, RAJDANGA MAIN ROAD, P.O:- KASBA, P.S:- Kasba, District:- South 24-Parganas, West Bengal, India, PIN - 700107	Smt BINA SHUKLA, Smt REKHA BAJPAI, Mr KAUSHAL SHUKLA, Mr KAMAL KISHORE SHUKLA, Mr RAHUL SHUKLA, Mr VINAYAK SHUKLA, Mr AAYUSH RUNGTA			  29/8/18

  
(Asit Kumar Joarder)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal



## **B E T W E E N**

- (1) **SMT. BINA SHUKLA**, wife of the Late Ram Biswas Shukla, aged about 76 years, having her **PAN-EZRPS8130M**, Mobile No. (91+ 8017963241), by Faith Hindu, by Occupation House Wife, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
- (2) **SMT. REKHA BAJPAI**, wife of Shri Prabhat Kumar Bajpai and daughter of the Late Ram Biswas Shukla, aged about 58 years, having her **PAN-CMMPB3144C**, Mobile No. (91+ 9336349590), by Faith Hindu, by Occupation House Wife, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
- (3) **SHRI KAUSHAL SHUKLA**, son of the Late Balak Ram Shukla, aged about 69 years, having his **PAN-HXEPS9139G**, Mobile No. (91+ 9339507830), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
- (4) **SHRI KAMAL KISHORE SHUKLA**, son of the Late Balak Ram Shukla, aged about 69 years, having his **PAN-AIYPS3304F**, Mobile No. (91+ 9830941809), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
- (5) **SRI RAHUL SHUKLA**, son of Shri Kaushal Shukla, aged about 37 years, having his **PAN-BAMPS1335K**, Mobile No. (91+ 8697539111), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S.& P.O. – Burrabazar, Kolkata -- 700007 and

(6) **SHRI VINAYAK SHUKLA**, son of Shri Kamal Kishore Shukla aged about 22 years, having his **PAN-GCMPS7771C**, Mobile No. (91+ 9836900861), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S. & P.O. – Burrabazar, Kolkata – 700007 and also at 214 Roopjyoti Apartment, S.K. Deb Road, Lake Town, P.S. & P.O. – Lake Town, Kolkata – 700089; hereinafter severally and jointly referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**REGAL REALTY PRIVATE LIMITED**, (CIN: U45400WB2013PTC195572) (**PAN AAGCR5603P**) a Private Limited Company, incorporated under the appropriate provisions of the Companies Act, 1956 and an existing company under the Companies Act, 2013, having its registered office at 191, Chittranjan Avenue, 4<sup>th</sup> Floor, P.S. & P.O. - Burrabazar, Pin Code - 700007 represented through **MR. AAYUSH RUNGTA** (**PAN AFHPR2833J**) (**PHONE: 9831801204**) being one of the Directors as their true and lawful Attorney to act do and perform the following acts, deeds, matters and things 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 his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**A. AND WHEREAS** the said Owners executed a **DEVELOPMENT AGREEMENT** in favour of the aforesaid Developer on July 26<sup>th</sup>, 2017 which was registered in the Office of Additional Registrar of Assurances-II Kolkata and registered in Book No I, Being No.

190202376 for the year 2017 for **ALL THAT** the entire land comprising of Lot "A" 97A/1 Muktaram Babu Street (7 cottahs 4 chittacks 41 sq.ft.) together with partly one storied and partly asbestos roofed two storied building and Lot "B" (1 cottah 1 chittak 17 sq.ft.) together with asbestos and RTR roof structures thereon admeasuring a total area of 8 Cottahs, 6 Chittack, 13 sq.ft. more or less lying situate at and being premise No. 97A/1, Muktaram Babu Street, Police Station-Jorasanko (now known as Girish Park), Ward No. 41 of Kolkata Municipal Corporation under Borough no. V, Kolkata 700007 as delineated in the map annexed hereto as morefully and particularly mentioned in the schedule therein hereinafter referred to as the Principle Deed of Development Agreement:

B. Certain mistake has accidentally & inadvertently occurred in the above referred Principle Deed of Development Agreement, which are as follows:-

- i) In the page No 2 on the 24<sup>th</sup> line the name of the company will be henceforth rectified and corrected and read AS REGAL REALTY PRIVATE LIMITED.
- ii) In the page No 2 on the 27<sup>th</sup> line the registered office address will be henceforth rectified and corrected and read as 191, Chittranjan Avenue.
- iii) In the page No 2 on the 29<sup>th</sup> line the CIN of the company will be henceforth rectified and corrected and read as U45400WB2013PTC195572.
- iv) In the page No 41 on the 20<sup>th</sup> line on the Second Schedule Seventh Line the address of premises will be henceforth rectified and corrected and read as 97A/1.



- v) In the page No 45 on the signing part of the company's Director the name of the company will be henceforth rectified and corrected and read as REGAL REALTY PRIVATE LIMITED.

C. The required correction/modification will not change the nature and character of the Principle Deed of Development Agreement. The inadvertence occurred is bonafide and without willful negligence.

**NOW THIS DEED WITNESSES** that the Schedule of the Principal Deed of Development Agreement be rectified, corrected and read as in the following manner: -

In the page No 2 on the 24<sup>th</sup> line the name of the company will be henceforth rectified and corrected and read AS REGAL REALTY PRIVATE LIMITED, instead and place of REGAL REALTY PRIVATE LIMITED.

In the page No 2 on the 27<sup>th</sup> line the registered office address will be henceforth rectified and corrected and read as 191, Chittranjan Avenue, instead and place of 191, Central Avenue.

In the Page No 2 on the 29<sup>th</sup> line the CIN of the company will be henceforth rectified and corrected and read as CIN - U45400WB2013PTC195572, instead and place of CIN - 045400WB2013PTC195572.

In the page No 41 on the 20<sup>th</sup> line on the Second Schedule Seventh Line the address of premises will be henceforth rectified and corrected and read as 97A/1, instead and place of 97/1.

In the page No 45 on the signing part of the company's Director the name of the company will be henceforth rectified and corrected and read as REGAL REALTY PRIVATE LIMITED

That as rectified and modified as aforesaid the Principal Deed shall remain in full force and effect. That the second schedule of the Principal Deed will be changed and stated as below: -

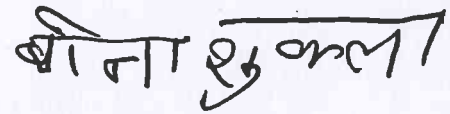
**THE SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PREMISES)**

**All That** the entire land comprising of Lot "A" 97A/1 Muktarani Babu Street (7 cottahs 4 chittacks 41 sq.ft.) together with partly one storied and partly asbestos roofed two storied building and Lot "B" (1 cottah 1 chittak 17 sq.ft.) together with asbestos and RTR roof structures thereon admeasuring a total area of 8 Cottahs, 6 Chittack, 13 sq.ft. more or less lying situate at and being premise No. 97A/1, Muktaram Babu Street, Police Station-Jorasanko (now known as Girish Park), Ward No. 41 of Kolkata Municipal Corporation under Borough no. V, Kolkata 700007 as delineated in the map annexed hereto and butted and bounded with:

<b>On the North</b>	:	By the premises no 12 & 13 Pratap Ghosh Lane
<b>On the East</b>	:	By the premises no 177 A, Chittaranjan Avenue
<b>On the South</b>	:	By the premises no 181, Chittaranjan Avenue
<b>On the West</b>	:	By the premises no 77 & 69 Mukta Ram Babu street.

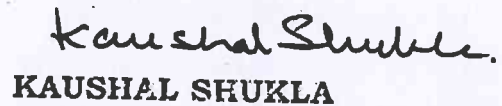
IN WITNESS WHEREOF the PARTIES hereto hath hereunto set and subscribe their respective hand and seal the day month and year first above written.

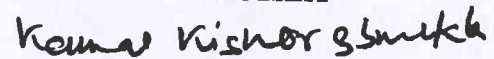
SIGNED, SEALED AND  
DELIVERED at Kolkata in  
the presence of:



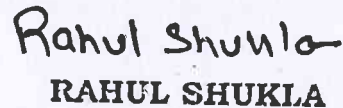
BINA SHUKLA

  
REKHA BAJPAI

  
KAUSHAL SHUKLA

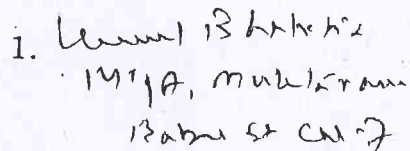
  
KAMAL KISHORE SHUKLA

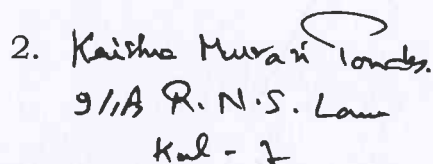
KAMAL KISHORE SHUKLA

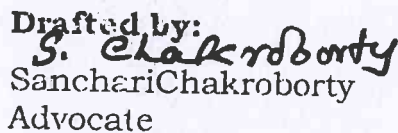
  
RAHUL SHUKLA

  
VINAYAK SHUKLA

Witness:

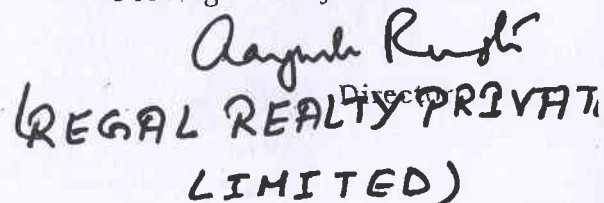
1.   
14/1A, Mukherjee  
Babu St Calcutta

2.   
9/1A R.N.S. Lane  
Kolkata - 7

Drafted by:  
  
Sanchari Chakroborty  
Advocate

Enrolment No. F/1511/1233 of 2009

For Regal Realty Pvt. Ltd.

  
DIRECTOR  
REGAL REALTY PRIVATE  
LIMITED

Read over and explained in Hindi  
by me the contents of the  
Document to Bina Shukla.



# SPECIMEN FORM FOR TEN FINGERPRINTS



*STOTT 230007*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



*R. Bajpai*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



*Kanshal Suresh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



*Kan d Kishore Kumar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



# SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Rahul Shukla</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	Left Hand					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand						



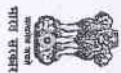
<i>Vinayak Shukla</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	Left Hand					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand						



<i>Dayanidhi Raghav</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	Left Hand					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand						



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	Left Hand					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand						



# ভারত সরকার

Unique Identification Authority of India  
Government of India

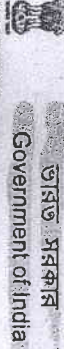
তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19634/09558

To  
বীনা শ্রুঙ্গা  
Bina Shukla  
160 M G ROAD  
BURABAZAR  
Barabazar H.O  
Kolkata  
West Bengal 700007  
21781274  
MN217812746FT



আপনার অধার সংখ্যা / Your Aadhaar No.:  
**7143 7385 7309**

আধার - সাধারণ মানুষের অধিকার



বীনা শ্রুঙ্গা  
Bina Shukla  
পিতা : বচন সিং ত্রিমাওমলী  
Father : BACHAN SINGH TIWARI  
জন্ম সাল / Year of Birth : 1940  
মহিলা / Female

7143 7385 7309

আধার - সাধারণ মানুষের অধিকার

বীনা শ্রুঙ্গা



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ কৰুন।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

আধার সারা দেশে মান্য।  
আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।  
Aadhaar is valid throughout the country.  
Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
১৬০, এম জি রোড, বরুভাজার, ১৬০, এম জি রোড, বরুভাজার, কোলকাতা, গুজরাত, ৭০০০০৭  
Address:  
160, M G ROAD, BURABAZAR, Barabazar H.O, Barabazar, Kolkata, West Bengal, 700007

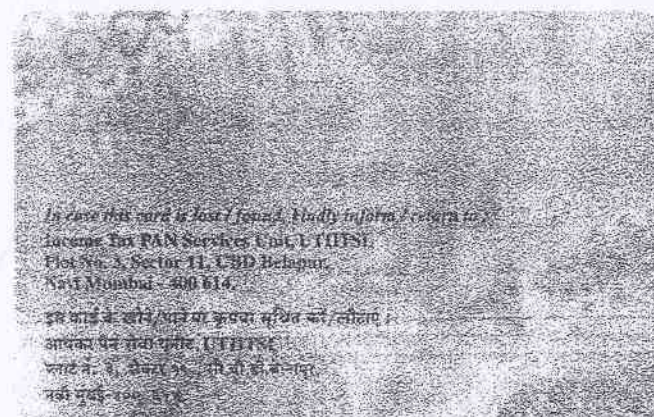
7143 7385 7309







बीना शुक्ला



बीना शुक्ला



भारत सरकार  
GOVERNMENT OF INDIA



रेखा बाजपेई  
Rekha Bajpai  
जन्म तिथि/ DOB: 05/09/1958  
महिला / FEMALE



5203 1105 3787

आधार-आम आदमी का अधिकार

R. Bajpai



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

अध्यामिनी: प्रभात कुमार  
बाजपेई, 108/118, गांधी  
नगर, दुर्गा देवी रोड,  
आर.के. नगर, कानपुर नगर,  
उत्तर प्रदेश - 208012

Address:

W/O: Prabhat Kumar Bajpai, 108/118,  
gandhi nager, durga devi road, R K  
Nagar, Kanpur Nagar,  
Uttar Pradesh - 208012

5203 1105 3787

Aadhaar-Aam Admi ka Adhikar

R. Bajpai



R. Bajpai



  
भारत सरकार  
GOVERNMENT OF INDIA


  
**Kaushal Shukla**  
DOB: 15/10/1950  
MALE




**5373 9140 2649**


**MEERA AADHAAR, MERI PEHCHAN**


*Kaushal Shukla*


  
आधार  
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


**Address**  
S/O: Balak Ram Shukla, 160, Mahatma  
Gandhi Road, Barabazar, Kolkata,  
West Bengal - 700007



 1947  
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,  
Bengaluru-560 001

*Kaushal Shukla*







**भारत सरकार**  
Unique Identification Authority of India  
Government of India

नामांकन क्रम/ Enrolment No.: 1338/75034/08630

To  
कमल किशोर शुक्ला  
Kamal Kishore Shukla  
S/O: Balak Ram Shukla  
Jatpura  
38  
Etawah  
Etawah  
Etawah Uttar Pradesh - 206001  
9836941809

Download Date: 30/08/2017  
Generation Date: 25/08/2017

Tjohbwsf ybjre  
Enrolment No.: 1338/75034/08630  
S/O: Balak Ram Shukla  
Jatpura  
38  
Etawah  
Etawah  
Etawah Uttar Pradesh - 206001  
9836941809



आपका आधार क्रमांक / Your Aadhaar No. :

**4728 8507 8927**

**मेरा आधार, मेरी पहचान**



**भारत सरकार**  
Government of India



कमल किशोर शुक्ला  
Kamal Kishore Shukla  
जन्म तिथि/DOB: 18/06/1953  
पुरुष/ MALE



**4728 8507 8927**

**मेरा आधार, मेरी पहचान**

*Kamal Kishore Shukla*



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



**भारत सरकार**  
Government of India

पता:  
आत्मज, बालक राम शुक्ला, 38, जटपुरा, इटावा, उत्तर प्रदेश - 206001

Address:  
S/O: Balak Ram Shukla, 38, Jatpura, Etawah,  
Uttar Pradesh - 206001



**4728 8507 8927**



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www.uidai.gov.in





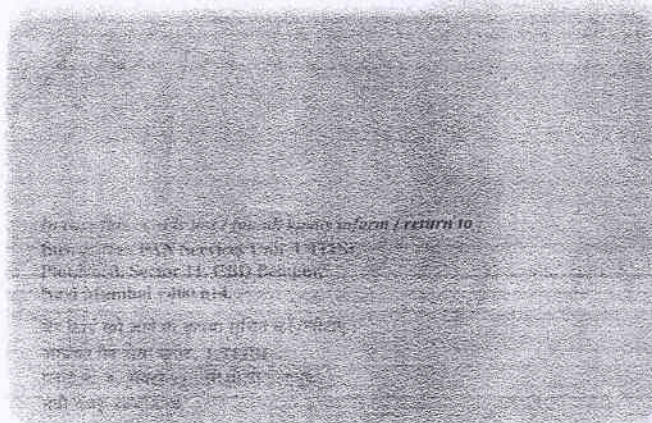
Kamal kishore Shukla



Kamal kishore Shukla



Rahul Shukla



Rahul Shukla

भारत सरकार  
GOVERNMENT OF INDIA

राहुल शुकला  
Rahul Shukla  
जन्मदिनांक/ DOB: 31/05/1980  
पुरुष / MALE

6653 2558 3953

आधार-साधारण नागुबेर अधिकार

Rahul Shukla

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
१६०, एम गी रोड,  
बडबाजार, बडबाजार ७००००७,  
कोलकाता,  
पश्चिमवङ्ग - ७००००७

Address:  
160, M/G ROAD, BURRABAZAR,  
Barrabazar H.O, Kolkata,  
West Bengal - 700007

6653 2558 3953

Aadhaar-Aam Admi ka Adhikar

Rahul Shukla





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrollment No.: 1325/13521/65535

To  
Vinayak Shukla  
S/O: Kamal Kishore Shukla  
2nd Floor 160 Mahatma Gandhi Road  
Barabazar  
Barabazar  
Circus Avenue Kolkata  
West Bengal 700007  
9836900861

06/07/2017  
53365183



MD533651833FH



आपका क्रमांक / Your Aadhaar No. :

**7913 2974 5167**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Vinayak Shukla  
DOB : 02/11/1995  
Male



**7913 2974 5167**

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:

S/O: Kamal Kishore Shukla, 2nd Floor, 160 Mahatma Gandhi Road, Barabazar, Kolkata, Barabazar, West Bengal, 700007

**7913 2974 5167**



1947



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Vinayak Shukla


आयकर विभाग  
INCOME TAX DEPARTMENT


VINAYAK SHUKLA

KAMAL KISHORE SHUKLA


02/11/1995

Permanent Account Number  
GCMP57771C

  
Signature



भारत सरकार  
GOVT. OF INDIA





21/05/2015

Vinayak Shukla

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला 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: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

Vinayak Shukla



For: Regal Realty Pvt. Ltd.

*Angela Knight*  
Director







Aayush Rungta



ভারত সরকার

GOVERNMENT OF INDIA



আয়ুষ রঙ্গতা

Aayush Rungta

জন্মতারিখ/ DOB: 28/08/1982

পুরুষ / MALE



5309 2055 0670

আধার-সামান্য মানুষের অধিকার

Aayush Rungta



भारतीय विशिष्ट-पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
193, बागमारी रोड,  
कंकुर्गछी, कोलकाता,  
पश्चिम बंग - 700054

Address:  
193, BAGMARI ROAD,  
Kankurgachi, Kolkata,  
West Bengal - 700054

5309 2055 0670

Aadhaar-Aam Admi ka Adhikar



7  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

29 AUG 2018



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 ZYR1839372





নির্বাচকের নাম : সোমনা অধিকারী  
 Elector's Name : Somona Adhikari  
 পিতার নাম : মহেশ্বর অধিকারী  
 Father's Name : Moheswar Adhikari  
 লিঙ্গ/Sex : ঈ/F  
 জন্ম তারিখ : 25/09/1991  
 Date of Birth : 25/09/1991

ZYR1839372

ঠিকানা:  
 854, রাজদাঙ্গা, কোলকাতা মিউনিসিপাল কর্পোরেশন, কাসবা,  
 দক্ষিণ ২৪ পরগণা-700107

Address:  
 854, RAJDANGA, KOLKATA MUNICIPAL  
 CORPORATION, KASBA, SOUTH 24  
 PARGANAS-700107



Date: 10/01/2011  
 149-কসবা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের  
 স্বাক্ষরের অনুকৃতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 149-Kasba Constituency

টিকান পরিবর্তন হলে নতুন ঠিকানার ফোটার লিটে নাম জোগাড় ও একটি  
 নতুন নতুন স্বাক্ষর পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই  
 পরিচয়পত্রের নথিটি 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.

Somona Adhikari

#####  
DATED THIS \_\_\_\_ DAY \_\_\_\_, 2018  
#####

BETWEEN

SMT. BINA SHUKLA, SMT.  
REKHA BAJPAI, SHRI KAUSHAL  
SHUKLA, SHRI KAMAL  
KISHORE SHUKLA, SRI RAHUL  
SHUKLA and SHRI VINAYAK  
SHUKLA.

AND

REGAL REALTY PRIVATE  
LIMITED

DEED OF DECLARATION

SANCHARI CHAKROBORTY,  
ADVOCATE,  
OLISHA HOUSE  
4, GOVT. PLACE (NORTH)  
FOURTH FLOOR, ROOM NO. 4J  
KOLKATA-700 0011  
E-mail: [sancharizai@gmail.com](mailto:sancharizai@gmail.com)

## Major Information of the Deed

Deed No :	I-1902-03274/2018	Date of Registration	30/08/2018
Query No / Year	1902-0001381687/2018	Office where deed is registered	
Query Date	29/08/2018 1:56:30 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S ADHIKARI H C CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017142146, Status : Advocate		
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. 2/-	Rs. 5,29,27,747/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mukhtaram Babu Street, Road Zone : (Bidhan Sarani Crossing -- C. R. Avenue Crossing) , , Premises No. 97A/1, Ward No: 041

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			Bastu		8 Katha 6 Chatak 13 Sq Ft	1/-	5,28,52,747/-	Property is on Road
Grand Total :					13.8485Dec	1 /-	528,52,747 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	75,000 /-	

### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt BINA SHUKLA</b> Wife of Late RAM BISWAS SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EZRPS8130M, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1902-03274/2018-30/08/2018



2	<b>Smt REKHA BAJPAI</b> Wife of Mr PRABHAT KUMAR BAJPAI 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CMMPB3144C, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
3	<b>Mr KAUSHAL SHUKLA</b> Son of Late BALAK RAM SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: HXEPS9139G, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
4	<b>Mr KAMAL KISHORE SHUKLA</b> Son of Late BALAK RAM SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AIYPS3304F, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
5	<b>Mr RAHUL SHUKLA</b> Son of Mr KAUSHAL SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BAMPS1335K, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
6	<b>Mr VINAYAK SHUKLA</b> Son of Mr KAMAL KISHORE SHUKLA 160, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: GCMPS7771C, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
7	<b>REGAL REALTY PRIVATE LIMITED</b> 191, C R AVENUE, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Status :Organization, Executed by: Representative, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AAYUSH RUNGTA (Presentant )</b> Son of Mr ASHOK KUMAR RUNGTA 191, C R AVENUE, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : REGAL REALTY PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address	
SOMONA ADHIKARI Daughter of Mr MAHESHWAR ADHIKARI 854, RAJDANGA MAIN ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt BINA SHUKLA, Smt REKHA BAJPAI, Mr KAUSHAL SHUKLA, Mr KAMAL KISHORE SHUKLA, Mr RAHUL SHUKLA, Mr VINAYAK SHUKLA, Mr AAYUSH RUNGTA	

**Endorsement For Deed Number : I - 190203274 / 2018****On 29-08-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:50 hrs on 29-08-2018, at the Private residence by Mr AAYUSH RUNGTA ,.

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

Execution is admitted on 29/08/2018 by 1. Smt BINA SHUKLA, Wife of Late RAM BISWAS SHUKLA, 160, MAHATMA GANDHI ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession House wife, 2. Smt REKHA BAJPAI, Wife of Mr PRABHAT KUMAR BAJPAI, 160, MAHATMA GANDHI ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Others, 3. Mr KAUSHAL SHUKLA, Son of Late BALAK RAM SHUKLA, 160, MAHATMA GANDHI ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Others, 4. Mr KAMAL KISHORE SHUKLA, Son of Late BALAK RAM SHUKLA, 160, MAHATMA GANDHI ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Others, 5. Mr RAHUL SHUKLA, Son of Mr KAUSHAL SHUKLA, 160, MAHATMA GANDHI ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 6. Mr VINAYAK SHUKLA, Son of Mr KAMAL KISHORE SHUKLA, 160, MAHATMA GANDHI ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business

Indetified by SOMONA ADHIKARI, , , Daughter of Mr MAHESHWAR ADHIKARI, 854, RAJDANGA MAIN ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Others

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

Execution is admitted on 29-08-2018 by Mr AAYUSH RUNGTA, DIRECTOR, REGAL REALTY PRIVATE LIMITED, 191, C R AVENUE, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Major Information of the Deed :- I-1902-03274/2018-30/08/2018

Indetified by SOMONA ADHIKARI, , Daughter of Mr MAHESHWAR ADHIKARI, 854, RAJDANGA MAIN ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Others



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 30-08-2018**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**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 146643, Amount: Rs.50/-, Date of Purchase: 07/03/2018, Vendor name: A K Maity



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Major Information of the Deed :- I-1902-03274/2018-30/08/2018

---



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 115851 to 115886  
being No 190203274 for the year 2018.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2018.09.07 17:15:35 +05:30  
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 9/7/2018 5:15:32 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

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