

119736/18

12367/18 + 2354/18

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



X 298460

Certified that the Document is admitted to Registration. The Signators Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
Assurances-IV, Kolkata

Additional Registrar  
of Assurances-IV, Kolkata

28 NOV 2018

This Declaration is executed on this 1<sup>st</sup> day of October, Two Thousand and Eighteen by:

(1) Tonsel Exim Private Limited (Income Tax PAN - AABCT6812D), a company within the meaning of the Companies Act, 2013 and having its registered office at 25, Ganesh Chandra Avenue, Kolkata - 700013, Post Office - Dharamtala, Police Station - Bowbazaar, hereinafter referred to as "Tonsel" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns), represented by its <sup>Director</sup> authorized signatory, Mr. Amit Manaktala (Income Tax PAN - AFFPM8699K), son of Ashok Manaktala, by

*n. tel*

*M. Manaktala*



faith Hindu, by occupation Business, working for gain at the aforesaid office;  
and

(2) Shree RSH Projects Private Limited (Income Tax PAN - AAOCS3902Q), a company within the meaning of the Companies Act, 2013 and having its registered office at 20, Lee Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Bhowanipore, Kolkata -700020, hereinafter referred to as the "Developer" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns), represented by one of its Directors, Mr. Hitesh Dani (Income Tax PAN - ADNPD9461C), son of Late Chandravadan Dani, by faith Hindu, by occupation Business, working for gain at the aforesaid office.

**Whereas:**

(a) By a Development Agreement dated 17<sup>th</sup> July, 2017 (hereinafter referred to as the "Development Agreement") made between Topsoil of the one part and the Developer herein of the other part and duly registered with the Office of the Additional Registrar of Assurance - IV, Kolkata in Book - I, Volume No. 1904-2017, pages 284299 to 284349, being No. 190407513 for the year 2017, Topsoil granted exclusive rights to the Developer to develop All That leasehold land admeasuring 8093.60 square metres (equivalent to 2 acres) be the same little more or less being Plot No. IID/10 in Action Area - IID of Newtown, Kolkata, as described in the First Schedule thereunder written (hereinafter referred to as "the Land") on the terms and conditions mentioned therein.

(b) Pursuant to the Development Agreement, the Developer has submitted the Building Plan in respect of the Land vide Application No.

A.H

H. Dani

1910111120181004 dated 11<sup>th</sup> June 2018 with the New Town Kolkata Development Authority ("NKDA") and the same is in the advance stages of approval.

(c). Subject to sanction of the said Building Plan by NKDA, the parties herein intends to declare the location of their respective portions in the Project by executing these presents.

(d). The Development Agreement should be read, construed and interpreted together with this Declaration. Unless otherwise stated in this Declaration, the capitalized terms used herein shall have the same meaning and effect as stated in the Development Agreement.

Now this Declaration witnesseth as follows:

1. The portions of the Project as described in the First Schedule hereunder written shall be the Developer's Allocation under the Development Agreement.

2. Similarly, the portions of the Project as described in the Second Schedule hereunder written shall be Topsisel's Allocation under the Development Agreement.

3. In terms of the Development Agreement, within 60 (sixty) days from the date of sanction of the Building Plan by NKDA, both the parties shall duly earmark their respective allocations / portions with proper colour in the copy of the sanctioned plan and countersigned by both the parties and also agree to jointly execute and register a fresh Declaration with the copy of the sanctioned plan with demarcations to accurately declare their respective portions in the Project @ 82% for the Developer and 18% for the Owner of the FAR available from the NKDA.

*Auth*

*H. Das*



First Schedule above referred to:  
(Developer's Allocation)

<u>Floor</u>	<u>Description</u>
Ground	: 50% (fifty percent) of the super built-up area on the Eastern side of the proposed building with 50% (fifty percent) frontage.
Mezzanine	: 50% (fifty percent) of the super built-up area on the Eastern side of the proposed building.
First	: 50% (fifty percent) of the super built-up area on the Eastern side of the proposed building with 50% (fifty percent) frontage.
Second	: 50% (fifty percent) of the super built-up area on the Eastern side of the proposed building with 50% (fifty percent) frontage.
Third	: Entire floor except such area as may be mutually allotted to Topsel.
Other floors	: Entire area.
Parking bays	: 82% in the basement, and in the Ground level open area.

Second Schedule above referred to:  
(Topsel's Allocation)

<u>Floor</u>	<u>Description</u>
Ground	: 50% (fifty percent) of the super built-up area on the Western side of the proposed building with 50% (fifty percent) frontage.
Mezzanine	: 50% (fifty percent) of the super built-up area on the Western side of the proposed building.
First	: 50% (fifty percent) of the super built-up area on the Western side of the proposed building with 50% (fifty percent) frontage.
Second	: 50% (fifty percent) of the super built-up area on the Western side of the proposed building with 50% (fifty

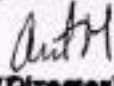
*Handwritten signature*

*Handwritten signature*

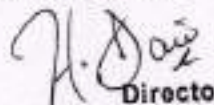
- percent) frontage.
- Third : Remaining area (as per the Development Agreement) as may be mutually decided by the parties.
- Parking bays : @ 18% of the sanctioned Car Parking's in the basement, and in the Ground level open area.

In witness whereof, the parties hereto have hereunto set and subscribed their respective signatures on the day, month and year first hereinabove written.

Signed by Topsis Exim Private Limited through its authorized Director signatory, Mr. Amit Manaktala.

TOPSEL EXIM PVT. LTD  
  
 (Director)

Signed by Shree RSH Projects Private Limited through its Director, Mr. Hitesh Dani.

SHREE RSH PROJECTS PVT. LTD.  
  
 Director

Both parties in the presence of:

1. Sudarsana Das  
6, Church Lane  
Kolkata - 700001
2. ~~Sudarsana~~  
(SOMIL KUMAR MANNA)  
20, Loo Road,  
Kolkata - 700020

Prepared at our Office:  
For Fox & Mandal, Advocates  
6, Church Lane, Kolkata- 700001

Ashish Sharma  
Ashish Sharma, Advocate  
Enrolment no. WB/371/2003



## SPECIMEN FORM TEN FINGER PRINTS



Signature of the Executants and/or Presentants		LEFT HAND				
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>Auth</i>	H A N D					
	R I G H T  H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Signature of the Executants and/or Presentants		LEFT HAND				
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>A. Joe</i>	H A N D					
	R I G H T  H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



157  
Ave



Permanent Account Number  
AAABCT6812D

NAME  
TOPSEL EXIM PVT LTD

FIRST YEAR OF INCORPORATION INFORMATION  
25-03-1994

*Shahis*

OFFICE OF THE COMMISSIONER OF INCOME TAX, CO-5, KOLKATA

MR TOPSEL EXIM PVT. LTD

*Shahis*  
(Director)





Certificate of Enlistment Receipt

Licence Department, Kolkata Municipal Corporation  
Certificate of Enlistment

Printed On: 28/04/18

RECEIPT INFORMATION

Financial Year : 2018-2019

Receipt No :  
E/05/2018/267557

Receipt Date : 28/04/2018 14:07:31

Transaction Id : 0520180000015750  
 C.E. No : 3047 1800 0822  
 Demand Type : Renewal  
 Demand Nature : PRIMARY(D)  
 Assessee No : 110471800016  
 M/S : TOPSEL EXIM PVT LTD  
 Name of CE Holder: GURBUX SINGH  
 Business Address : 25 GANESH CHANDRA AVENUE KOLKATA 700013  
 Nature of Trade : DEALER OF NON FOOD ITEMS - AUTOMOBILE SPARE PARTS

Parameter Unit Value  
 AREA 50  
 WITH AC N

Section No	Description (As per KMC Act, 1980)	Amount (Rs)
199	Certificate of Enlistment	1500.0
238(2)	Water Supply	200.0
435/435A	Non-Residential Use	1500.0
	Processing Fee	50.0

Total Amount Paid (Rs) : 3250.0

Amount in Words : Rupees Three Thousand Two Hundred Fifty only

Note: This receipt read with the demand notice will be treated as Certificate of Enlistment



E. and O

*Signature*  
TOPSEL EXIM PVT. LTD

This document being an e-Receipt for Certificate of Enlistment, does not require any signature

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

AFFPM8699K



नाम /NAME

ANIT MANAKTALA

पिता के नाम /FATHER'S NAME

ASHOK MANAKTALA

जन्म तिथि /DATE OF BIRTH

15-06-1975

हस्ताक्षर /SIGNATURE

A. Manaktala

*Chas*

आयकर अधिकारी, प.स. 111

COMMISSIONER OF INCOME-TAX, W.B. - II

*Chas*

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),  
पे-7,  
भारतीय रजिस्ट्रार,  
कलकत्ता - 700 069

In case this card is lost/ found, kindly inform/ return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



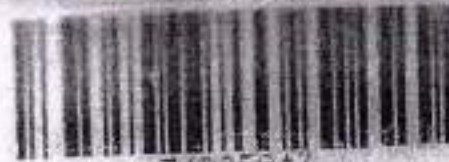


REMARKS / OBSERVATION

REMARKS / MISCELLANEOUS SERVICES

पिता / पालक / Legal Guardian का नाम / Name of Father / Legal Guardian

ASHOK MANAKTALA



Z4035647

माता का नाम / Name of Mother

SHOBHA MANAKTALA

पति का नाम / Name of Spouse

SHRADHA MANAKTALA

पता / Address

74G/1A, BONDEL ROAD

BALLYGUNGE, KOLKATA

PIN: 700019, WEST BENGAL, INDIA

पुराने पासपोर्ट का नं. और उसके जारी होने की तिथि / Old Passport No. with Date and Place of Issue

22218693

19/03/2012

KOLKATA

फाइल नं. / File No.

CA2079996371517





SHREE RSH PROJECTS PVT. LTD.

*H. Jais*  
Director

# THE KOLKATA MUNICIPAL CORPORATION

RECEIPT

DATE

TIME

AL-0815694

OPERATOR 002574

07/09/2017 COUNTER 13:58

77542

NABANITA

MONDAL

3

COLLECTION CENTRE:

B (ALTIPORE)

BRIDGE

CULARS

CERTIFICATE OF

Financial Year : 2017-2018

C.E. No : 000614027303 (Permanent)

Demand Type : Renewal

Demand Nature : Primary(0)

Assessee No :

M/S : SHREE RSH PROJECTS PVT. LTD.

Name of CE Holder : HARI PRASAD SHARMA & OTHERS

Business Address : 20, OC GANGOLI SARANI

, 700020

Nature of Trade : COMPANY (DEALING NON FOOD ITEMS) - REAL ESTATE

Parameter	Unit	Value
AREA(sq.ft.)		50
WITH AC		Y

Section No-Description(As per KMC Act, 1980)

199-Certificate of Enlistment	400
238(2)-Water Supply	200
435/435A -Non-Residential Use	1500
Processing Fee	50

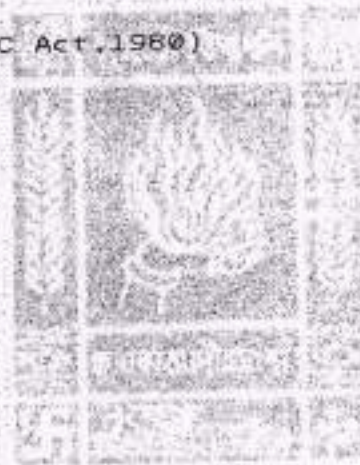
Amount (Rs)

400

200

1500

50



\*\* TOTAL AMOUNT PAID : Rs. 2150.00

\*\* AMOUNT IN WORDS : Rupees Two Thousand One Hundred Fifty only

Mode Chq/DD No Chq/DD Date Bank Name Branch Name

Amount (

2150.0

CASH

*H.S.*

TREASURER  
Certificate of Enlistment

E. and O.E.



\*Please do not fold & put any mark on BARCODE

ব্যবহারকারীকে সঠিকভাবে ব্যবহার করতে হবে। অন্য ভাষায় সইনবোর্ড লেখা  
লেট - ওই সইনবোর্ডে বাংলাভাষায় পৃথকভাবে লিখতে হবে।  
স্টিক কারিব্যাগ বজন করুন।

SHREE RSH PROJECTS PVT. LTD.

stands for Certificate of Enlistment as per provisions of KMC Act 1980

Director



भारत सरकार, वित्त विभाग, आयकर विभाग  
आयकर विभाग, वित्त विभाग, आयकर विभाग  
प्लॉट नं. 3, सेक्टर 11, ए. आर. रोड,  
नई दिल्ली - 110 044  
आयकर विभाग, वित्त विभाग, आयकर विभाग  
आयकर विभाग, वित्त विभाग, आयकर विभाग  
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आयकर विभाग, वित्त विभाग, आयकर विभाग

आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT OF INDIA
HITESH DANI	
CHANDRAVADAN DANI	
06/10/1986	
Permanent Account Number	
ADNPD9461C	
 Signature	

*H. DANI*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार

Unique Identification Authority of India  
Government of India



नामांकित क्रमांक/Enrolment No.: 1088/47429/00986

Date: 19/07/2016

Hitesh Dani (हिंतेश दानी)

S/O: Chandravadan Dani, Fort Royale, Flat-10C And  
D, 28, Prince Anwar Shah Road, Opposite navina  
Cinema, Tollygunge, Kolkata.  
West Bengal - 700033

पुरुष

- 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.

आपका आधार क्रमांक/Your Aadhaar No.:

5536 9949 5097



मेरा आधार, मेरी पहचान



2547



help@uidai.gov.in



www.uidai.gov.in

*H. Dani*

Validity information:

Digitally signed by UIDAI  
Unique Identification Authority of India on  
Date: 2016.07.19 12:08:51 IST

■ आधार देश भर में मान्य है।

■ आधार के लिए आपको एक ही बार नामांकन पूरे करने की आवश्यकता है।

■ अपना अपना नवीकरणीय मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इनमें  
अपनी विभिन्न सुविधाएं प्राप्त करने में सहायक होतीं।

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भारत सरकार

GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA



हिंतेश दानी

Hitesh Dani

जन्म तिथि/DOB: 08/10/1966

पुरुष / MALE

पता:

आनंद, चंद्रवदन दान, फोर्ट  
रोयल, फ्लैट-10सी ब्रॉड वी,  
28, प्रिंस अन्वर शाह रोड,  
नवीना सिनिमा के सामने,  
तोल्यगुंजे, कोलकाता,  
वेस्ट बंगाल - 700033

Address:

S/O: Chandravadan Dani, Fort  
Royale Flat-10C And D,  
28, Prince Anwar Shah Road,  
Opposite navina Cinema,  
Tollygunge, Kolkata,  
West Bengal - 700033



5536 9949 5097

5536 9949 5097

मेरा आधार, मेरी पहचान

MEERAADHAAR, MERIPEHACHAN



### Major Information of the Deed

No :	I-1904-12367/2018	Date of Registration	28/11/2018
Registry No / Year	1904-1000283672/2018	Office where deed is registered	
Query Date	01/11/2018 5:58:51 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAROJ KUMAR DAS 10, O P O STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830647608, Status : Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 38,78,78,720/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 73/- (Article: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: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hidco-II-D, Mouza: Hidco(ii) - D



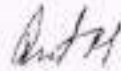


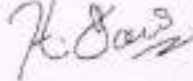
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-10		Bastu	Bastu	2 Acre		38,78,78,720/-	Width of Approach Road: 242 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					200Dec	0 /-	3878,78,720 /-	

#### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TOPSEL EXIM PVT LTD</b> 25,GANESH CHANDRA AVENUE, P.O:- DHARMTALA, P.S:- Bowbazar, District-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AABCT6812D, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>SHREE RSH PROJECTS PRIVATE LIMITED</b> 20,LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAOCS3902Q, Status :Organization, Executed by: Representative, Executed by: Representative

**Identificative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr AMIT MANAKTALA</b> (Presentant ) Son of ASHOK MANAKTALA Date of Execution - 01/10/2018, , Admitted by: Self, Date of Admission: 28/11/2018, Place of Admission of Execution: Office			
Nov 28 2018 3:35PM	LTI 28/11/2018	28/11/2018	
25,GANESH CHANDRA AVENUE, P.O:- DHARAMTALA, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFFPM8699K Status : Representative, Representative of : TOPSEL EXIM PVT LTD (as AUTHORISED SIGNATORY)			
Name	Photo	Finger Print	Signature
<b>Mr HITESH DANI</b> Son of Late CHANDRAVADAN DANI Date of Execution - 01/10/2018, , Admitted by: Self, Date of Admission: 28/11/2018, Place of Admission of Execution: Office			
Nov 28 2018 3:35PM	LTI 28/11/2018	28/11/2018	
28, PRINCE ANWAR SHAH ROAD, P.O:- CHARU MARKET, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPD9461C Status : Representative, Representative of : SHREE RSH PROJECTS PRIVATE LIMITED (as DIRECTOR)			

**Identifier Details :**

**Name & address**

Sudarsana Daw  
 Daugther of Dr N K Daw  
 HIGH COURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr AMIT MANAKTALA, Mr HITESH DANI

*Sudarsana Daw*

28/11/2018



**Endorsement For Deed Number : I - 190412367 / 2018**

28-11-2018

**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 Indian Stamp Act 1899.

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

Presented for registration at 13:50 hrs on 28-11-2018, at the Office of the A.R.A. - IV KOLKATA by Mr AMIT MANAKTALA .

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

Execution is admitted on 28-11-2018 by Mr AMIT MANAKTALA, AUTHORISED SIGNATORY, TOPSEL EXIM PVT LTD, 25, GANESH CHANDRA AVENUE, P.O:- DHARMTALA, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013

Identified by Sudarsana Daw, . . Daughter of Dr N K Daw, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-11-2018 by Mr HITESH DANI, DIRECTOR, SHREE RSH PROJECTS PRIVATE LIMITED, 20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Sudarsana Daw, . . Daughter of Dr N K Daw, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

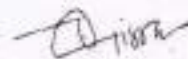
Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 81312, Amount: Rs.50/-, Date of Purchase: 28/09/2018, Vendor name: S Mukherjee



**Tridip Misra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**