

9177/2018

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 246160



20/9/18
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 23, 33, 13, 433

Certified that the Document is admitted to registration. The Signature Sheet and the endorsement stamp affixed to this document are the part of the Document.

[Signature]
 Additional Registrar
 of Assurances-III, Kolkata

[Signature]
 Additional Registrar of Assurances III Kolkata
 25 SEP 2018

DEVELOPMENT AGREEMENT

1. **Date:** 20.09.2018
2. **Nature of Document :** Development Agreement.
3. **Parties:**

108077

Sl. No. Sold to.....C. P. KAKARANIA
Address..... 10, OLD POST OFFICE STREET
KOLKATA-700 001

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 100/- (Rupees One Hundred) only
Issue Date:.....

19 SEP 2018



Additional Registrar of
Assurances Kolkata

20 SEP 2018

Identified by
Subhra Sankar Chatterjee
Advocate
Calcutta High Court
F/1719/1996/2014

OWNER:

3.1 FIRST OWNER: ABHIYAN COMMERCIAL PVT. LTD. (PAN-AAGCA2977D) CIN- U51909WB2007PTC115436 a company incorporated under the Companies Act 1956, having its registered office at 49A, T.C Road, Kolkata, P.O. New Alipore, P.S. New Alipore, District 24 Pgrs (S), Pincode 700053, represented by its authorized signatory Mr. Abhijit Chatterjee (PAN AEHPC7548G) son of Sahadeb Chatterjee, by faith-Hindu, by occupation-Service, residing at 167/1, Shibpur Road, P.O. Shibpur, P.S. Shibpur, Howrah-711102.

AND

3.2 SECOND OWNER : GODBALAJI TRADELINK PVT. LTD. (PAN-AACCG5964E) CIN-U51109WB2006PTC108763 a company incorporated under the Companies Act 1956, having its registered office at 14, N. S Road, Kolkata, P.O- G.P.O, P.S- Hare Street, District Kolkata, Pincode -700001, represented by its authorized signatory Mr. Tuhin Banerjee (PAN-BENPB1010F) son of Sri Nabin Banerjee, by faith-Hindu, by occupation-Service, residing at 2/2, Circular Road, P.O. Shibpur, P.S. Shibpur, Howrah-711102 collectively of the **ONE PART.**



Additional Registrar of
Assurances in Kolkata

20 SEP 2011

3.3 DEVELOPER: PURTI HOTELS AND RESORTS (P.) LTD.
(formerly known as Nateshwar Tradelink Pvt. Ltd.) (PAN
AACCN3441R) CIN -U15531WB2006PTC109804, a company
incorporated under the Companies Act 1956, having its
registered office at 14, N.S Road, Kolkata, P.O-G.P.O, P.S. Hare
Street, District Kolkata, Pincode -700001, represented by its
authorized signatory Mr. Shrey Agarwal (PAN-AHWPA2854P)
son of Sri Sajjan Agarwal, by faith-Hindu, by occupation-
Business, residing at 49A, T. C. Road, P.O. New Alipore, P.S.
New Alipore, Kolkata-700053 of the **OTHER PART.**

The terms "First Owner", "Second Owner" and "Developer"
shall include each of their respective successors-in-interest,
executors, legal representative, nominees and assigns.

4. Subject matter: The "**Project**" being development by
constructing a holiday home and several villas/cottages that can be
separately and exclusively used and enjoyed for residential purpose
(the "**Units**") as also other entertainment areas (the "**Facilities**") for
beneficial use and enjoyment of such Units and Facilities to be built
on the land by the developer (the "**Property**") and on the properties
owned respectively by the First Owner and the Second Owner.

5. Background:

5.1 The First Owner and the Second Owner (collectively the
"**Owner**") are the absolute owners of the First Premises and the



Additional Registrar of
Insurance, Kolkata

20 SEP 2011

Second Premises (collectively the "**Premises**"). The Premises (being the First Premises and the Second Premises) is situated in an area adjoining the Property which can be taken up for development as a part of the Project and can be developed by the Developer.

- 5.2 The Owner (i.e. the First Owner and the Second Owner) and the Developer have since agreed to mutually accepted terms and conditions which are recorded below:

6. NOW IT IS AGREED AND DECLARED:

- 6.1 **Agreement:** The Owner (i.e. the First Owner and the Second Owner) respectively hereby appoint the Developer to develop the First Premises and the Second Premises along with the Property as a part of the Project and the Developer hereby agrees to such appointment on the terms and conditions mentioned below.

- 6.2 **Obligations of the Developer:** The Developer shall:

- 6.2.1 **Costs and expenses:** Bear and pay all the expenses related to the execution of the Project on the Property (including those on the First Premises and the Second Premises), which will, inter alia, include:

- 6.2.2 **Plan:** Having the plan of the Project for constructing the Units and the Facilities (the "**Plan**") prepared, sanctioned and if necessary modified by the appropriate sanctioning authority



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Additional Registrar of Companies-III
Kolkata 20-9-2018

(the "**Sanctioning Authority**") in such manner as may be thought appropriate by the Developer.

6.2.3 **Appointment:** Appointing architects, contractors, sub-contractors or any other person or persons and their emoluments.

6.2.4 **Permissions:** Obtaining all clearances, licenses and permissions required for executing the Project (including the Hotel) in its name solely. (or as may be so required under prevailing laws)

6.2.5 **Construction:** Developing and/or Constructing the Project comprising the Units and/or the Facilities and/or completing the Project in all respect in strict conformity with the Plan and making it ready for business and to invite intending customer within 60 (sixty) months (the "**Completion Date**") from the date of obtaining permission to construct the Project (the "**Possession Date**").

6.2.6 **Hand over Possession:** Hand over possession of the Owners' Allocation (mentioned in Clause 6.4.below), within the Completion Date subject, however, to delay due to force majeure.

6.2.7 **Utilities:** Obtaining all utilities for implementing the Project as also those that will be required by the ultimate users of the Units within the Project.



Additional Registrar of
Assurances III Kolkata

20 SEP 2011

- 6.2.8 **Occupancy Certificate:** Obtaining Occupancy Certificate from the Sanctioning Authority and all other certificates and permissions required for occupation of the Units within the Project.
- 6.2.9 **Title Deeds:** keep or cause to be kept in safe custody all the Title Deeds (under acceptable receipts) till such time the Project is completed.
- 6.2.10 **Indemnity:** To keep each of the First Owner and the Second Owner, (at all times from the Possession Date till the Completion Date) saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.
- 6.3 **Obligation of the First Owner and the Second Owner:** The First Owner and the Second Owner and each of them, at its respective costs and expenses shall:
- 6.3.1 **Marketable Title:** Make out a clear and marketable title of the First Premises and the Second Premises respectively and answer all requisition of the Developer in this regard.
- 6.3.2 **Allow entry:** allow the Developer and its men, servants and agents as also the occupants, Resort owner, guests, Resort staff and/or owners of the various units/bunglows to be constructed on the Property in perpetuity and/or forever to



Additional Registrar of
Insurance III Kolkata

20 SEP 2019

enter the First Premises and/or the Second Premises, and/or the Premises, as and when required for and in connection with this agreement and for such other necessities connected with the Project and/or for beneficial use and enjoyment of the unit/bunglows by the occupants/owners of all such units/bunglows of the Property forever.

- 6.3.3 **Permission to enter:** Grant permission to the Developer to enter upon the First Premises and the Second Premises respectively for the purpose of carrying out the development in terms of this agreement.
- 6.3.4 **Clearances:** Obtain other clearances that are or may be required for obtaining sanction of the Plan.
- 6.3.5 **Hindrances:** Not create any hindrances or obstruction to the Developer during or in execution of the Project.
- 6.3.6 **Encumbrances:** Not, in any manner, deal with, charge, encumber or induct any person in occupation of the First Premises and/or the Second Premises respectively and/or in any portion thereof or enter into any agreement relating thereto until the completion of the Project.
- 6.3.7 **Title Deeds:** Keep the title deeds related to the First Premises and/or the Second Premises respectively (the "**Title Deeds**") safe and unobliterated and to produce the same before authority as may be so required or to hand over the same



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

(under acceptable receipt) to the Developer for serving any loan or financial accommodation for development and construction of the Project.

6.3.8 **Powers and authorities:** Grant to the Developer and/or the authorized nominated persons of the Developer all such powers and authorities that will be required by the Developer for execution of the Project and/or to enable the Developer to exclusively deal, sale, transfer and/or lease out the construction to be made and to receive all receipts there from only in respect of Developer's Allocation.

6.3.9 **Taxes:** Pay all rates, taxes and fees that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto.

6.3.10 **Execution:** Execute and admit registration of the Units in the Developer's Allocation, as mentioned in Clause 6.5 before the concerned Registrar, as also sign and execute such forms and other documents as may be required for the Project however the costs and expenses for these will not be borne by the Owner.



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

6.3.11 **Indemnity:** Indemnify and keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual, prior to the Possession Date.

6.4 **Entitlement of the First Owner and the Second Owner:**

The First Owner and/or the Second Owner and/or each of them shall be entitled to two per cent of the sale proceeds (of villas/ bungalows only) to be built by the Developer on the Property including on the First Premises and the Second Premises and/or the Premises (the "**Owners Allocation**").

6.5 **Entitlement of the Developer:** The Developer shall be entitled to the remainder of the sale proceeds and/or revenue of the entire remaining built-up areas of the Property (including the built up area of the Premises) after providing respectively for the First Owner's and Second Owner's Allocation at two percent of the sale proceeds to each of them as mentioned in Clause 6.4.1. above (the "**Developers Allocation**").

6.6 **Rates and Taxes and utilities:** All rates and taxes, whatever payable to the authorities under the relevant law(s) and also outgoings if any, in respect of the Premises (i.e. the First Premises and the Second Premises respectively) shall be borne



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

and paid by the First Owner and the Second Owner up to the date hereof and by the Developer on and from the date hereof.

7. Tax Liabilities on development:

All applicable tax liabilities both present and future in relation to the development on the First Premises and the Second Premises shall be borne and paid by the Developer.

8. Miscellaneous:

8.1 Advocates: Mr. C.P. Kakarania, of 10 Old Post Office Street, Kolkata - 700001 (the "**Advocates**") shall be the advocates for the Project.

8.2 Remuneration of the Advocates: All costs and fees of the Advocates in pursuance hereof shall be borne and paid by the Developer, and/or the prospective buyers of units or their nominees.

8.3 Documentation: All documents and agreements of every nature related to the Project (the "**Documents**") shall be as drawn by the Advocates after consulting the Developer and the same shall be final and binding on such Parties.

8.4 Name of the Project: The name of the Project shall be decided by the Developer.



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Additional Registrar of
Assurances III Kolkata

20 SEP 2010

9. Default:

9.1.1. In case the First Owner and/or the Second Owner or both are unable to fulfill any of its/their Obligations or in case any liability or encumbrance is found relating to the First Premises and the Second Premises respectively and the First Owner and the Second Owner or any of them fails to remove the same within 30 days from receiving notice from the Developer to do so, then the Developer, at its discretion, may incur the cost of removing such liability or encumbrance, as the case may be. In such an event, the concerned Owner (the First Owner or the Second Owner or both, as the case may be) shall forthwith reimburse the costs so incurred by the Developer but if they fail to do so, the Developer, after giving 30 days notice to the concerned Owner (the First Owner or the Second Owner, or both as the case may be) shall become entitled to withhold such portion or the entirety of the revenue of the Owner's Allocation as may be necessary to realize this costs, as the case may be, and, till the time such reimbursement is received by the Developer, so much of the sale



Additional Registrar of
Assurances 111, Kolkata

20 SEP 2020

proceeds of the Owner's Allocation or the entirety of such allocation, as the case may be, as be sufficient for realizing such costs and notified by the Developer to such Owner (i.e. the First Owner or the Second Owner or both as the case may be), shall remain charged with the Developer and the Owner shall not be entitled to receive such sale proceeds.

9.1.2. In case, however, the default or breach be such which cannot be remedied from the expected sale proceeds from the sale of entirety of such Owners' Allocation, then, and in such event, the Developer shall (besides being entitled to sell the entirety of the Owners Allocation to realise its dues) be also entitled to recover its remaining dues by filing money suit and/or by such other legal process as the Developer may be so advised.

9.1.3. If the Developer delays or fails to pay the Owner' Allocation respectively to each of the First Owner and the Second Owner within the Completion Date in spite of each of them fulfilling all their respective Obligations and no other liability or encumbrance being found in respect of the First Premises and the Second Premises, as the case



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Additional Registrar of
Assurances III Kolkata

20 SEP 2010

may be then, the First Owner or the Second Owner or both, as the case may be shall be entitled, to take possession of the First Premises or the Second Premises, as the case may be in the state it may be at that time without any demur or protest and shall also be entitled to sue the Developer for damages.

9.1.4. None of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to force majeure or circumstances beyond its control including, but not limited to, tempest, earthquake, fire, shortage of power, civil commotion, riot, strike, labour unrest or any political or communal unrest.

9.2. Breach of Contract: In case of breach of any of the provisions herein, the party in breach shall be liable to pay such damages as determined by the Tribunal mentioned in Clause 6.11, but no party shall be entitled to terminate this Agreement without the consent of the other parties in writing.



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

9.3.Arbitration: All disputes between the Parties relating to this Agreement or its interpretation shall be referred to the Arbitration of such a person as mutually agreed (the "**Tribunal**"). In case no agreement can be reached in selecting the person, the Tribunal shall consist of three arbitrators one each to be appointed by the Parties and the third to be appointed by the two arbitrators so appointed. The Tribunal shall proceed summarily, need not give any reason for its Award and may give interim Awards and/or directions. The Tribunal may avoid such rules, procedures and/or evidences which can be lawfully avoided by the mutual consent of or directions of the Parties, such consent or direction will be deemed to have been hereby given. The language of the Tribunal shall be English and its proceedings will be held in Kolkata unless otherwise agreed. The award of the Tribunal shall be final and binding upon the Parties.

9.4.Rules of Interpretation: The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.



Additional Registrar of
Companies, Kolkata

20 SEP 2010

**THE SCHEDULE ABOVE REFERRED TO
(FIRST PREMISES)
(PART - I)**

AT ALL material times the First Owner (by virtue of having purchased the land from their erstwhile owners) became the sole and absolute owner and is in possession of the plot of land measuring 14.43 acres, be the same a little more or less, as per the details given below, all situated under P.O. Dadpur, P.S. Dadpur in the District of Hooghly West Bengal.

ABHIYAN COMMERCIAL PVT. LTD.					
SL no	Rs Dag	Lr Dag	Area in Dag (in acres)	Area Purchased (in acres)	Mouza
1	496	353	0.55	0.55	Srirampur
2	590	345	0.41	0.41	Srirampur
3	497	356	0.35	0.35	Srirampur
4	498	355	0.38	0.38	Srirampur
5	500	359	0.31	0.31	Srirampur
6	502	361	0.19	0.19	Srirampur
7	454	382	0.16	0.16	Srirampur
8	458	370	0.53	0.53	Srirampur
9	161	280	0.81	0.81	Somsara
10	592	342	0.45	0.45	Srirampur



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

11	586	309	0.23	0.23	Srirampur
12	597	348	0.55	0.55	Srirampur
13	591	343	0.57	0.57	Srirampur
14	495	352	0.30	0.30	Srirampur
15	494	354	0.31	0.31	Srirampur
16	480	438	1.59	1.59	Srirampur
17	482	453	0.40	0.40	Srirampur
18	483	452	0.47	0.12	Srirampur
19	475	454	0.72	0.72	Srirampur
20	164	284	1.15	1.15	Somsara
21	595	346	0.40	0.40	Srirampur
22	490	446	0.24	0.24	Srirampur
23	513	365	0.59	0.59	Srirampur
24	580	335	0.44	0.44	Srirampur
25	583	338	0.62	0.62	Srirampur
26	496	539	0.19	0.19	Katagore
27	163	284		0.30	Srirampur



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

28	459	357	0.17	0.17	Srirampur
29	499	358	0.33	0.33	Srirampur
30	501	360	0.20	0.2	Srirampur
31	505	364	0.87	0.87	Srirampur
				14.43	

[Part-II]
(Second Premises)

At all material times the Second Owner (by virtue of having purchased the land from their erstwhile owners) became the sole and absolute owner and is in possession of the plot of land, measuring 9.56 acres, be the same a little more or less, as per the details given below, all situated under P.O. Dadpur, P.S. Dadpur in the District of Hooghly, West Bengal.

GODBALAJI TRADELINK PVT. LTD.					
SL no.	Rs Dag	Lr Dag	Area in Dag (in acres)	Area Purchased (in acres)	Mouza
1	489	441	1.31	1.31	Srirampur
2	492	350	1.10	1.10	Srirampur
3	487	442	0.46	0.46	Srirampur
4	483	452	0.47	0.35	Srirampur



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

5	484	451	0.48	0.48	Srirampur
6	488	440	0.52	0.52	Srirampur
7	605	449	0.54	0.54	Srirampur
8	155	279	0.87	0.26	Somsara
9	210	298	0.69	0.69	Somsara
10	486	443	0.45	0.45	Srirampur
11	493	351	0.72	0.72	Srirampur
12	579	333	0.20	0.20	Srirampur
13	596	347	0.43	0.43	Srirampur
14	604	444	0.15	0.15	Srirampur
15	604	445	0.16	0.16	Srirampur
16	594	341	0.55	0.41	Srirampur
17	585	310	0.40	0.40	Srirampur
18	503	362	0.50	0.50	Srirampur
19	593	347	0.43	0.43	Srirampur
				9.56	



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

8. Execution: In witness whereof the Parties have executed these presents at Kolkata on the Date.

SIGNED, EXECUTED AND DELIVERED

by the **First Owner** in the presence of:

1) Subhra Sarkar Chatterjee
Calcutta High Court

2) Nikita Khaitan
High Court, Calcutta.

ABHIYAN COMMERCIAL PVT. LTD.

Ashmit Chatterjee
AUTHORISED SIGNATORY

SIGNED, EXECUTED AND DELIVERED

by the **Second Owner** in the presence of:

1) Subhra Sarkar Chatterjee
Calcutta High Court

2) Nikita Khaitan
High Court, Calcutta.

GODBALAJI TRADELINK PVT. LTD

Utkarsh Banerjee
Authorised Signatory

SIGNED, EXECUTED AND DELIVERED

by the **Developer** in the presence of:

1) Subhra Sarkar Chatterjee
Calcutta High Court

2. Nikita Khaitan
High Court, Calcutta.

PURTI HOTELS AND RESORTS PVT. LTD.

Shrey Agarwal
Authorised Signatory

Drafted by:

C.P. Kakarania

C.P. KAKARANIA

Advocate,
High Court, Calcutta
WB/572/1987



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-028877035-1 Payment Mode Online Payment
GRN Date: 18/09/2018 16:33:45 Bank : AXIS Bank
BRN : 8878047 BRN Date: 18/09/2018 16:34:25

DEPOSITOR'S DETAILS

Id No. : 19030001400362/7/2018

[Query No./Query Year]

Name : PURTI HOTELS AND RESORTS PVT LTD
Contact No. : Mobile No. : +91 9830686900
E-mail : SHREY@PURTI.NET
Address : 14 NS ROAD KOLKATA 700001
Applicant Name : Mr SUBHRA SANKAR CHATTERJEE
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030001400362/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	19030001400362/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	101

Total

75121

In Words : Rupees Seventy Five Thousand One Hundred Twenty One only



Additional Registrar of
Assurances in Kolkata

20 SEP 2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TUHIN BANERJEE

NABIN BANERJEE

01/04/1978

Permanent Account Number

BENPB1010F

Tuhin Banerjee

Signature



2306211

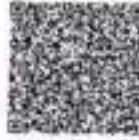
Tuhin Banerjee



ভারত সরকার
Government of India



শ্রেয় আগরওয়াল
Shrey Agarwal
জন্মতারিখ / DOB: 18/12/1987
পুংস / Male



2115 5043 9159

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
3দ/3: মহান আগরওয়াল, 49A,
টী122,সি রোড, নিউ অলিপুর,
কোলকাতা, নিউ অলিপুর, পশ্চিম
বঙ্গ, 700053

Address:
S/O: Sajjan Agarwal, 49A, T.C
Road, New Alipore, Kolkata, New
Alipore, West Bengal, 700053

2115 5043 9159



1947



help@uidai.gov.in



www.uidai.gov.in

Shrey Agarwal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHIJIT CHATTERJEE
SAHADEB CHATTERJEE

05/05/1973

Permanent Account Number

AEHPC7548G

Abhijit Chatterjee

Signature



12082006

Abhijit Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOOBALAJI TRADELINK PRIVATE
LIMITED

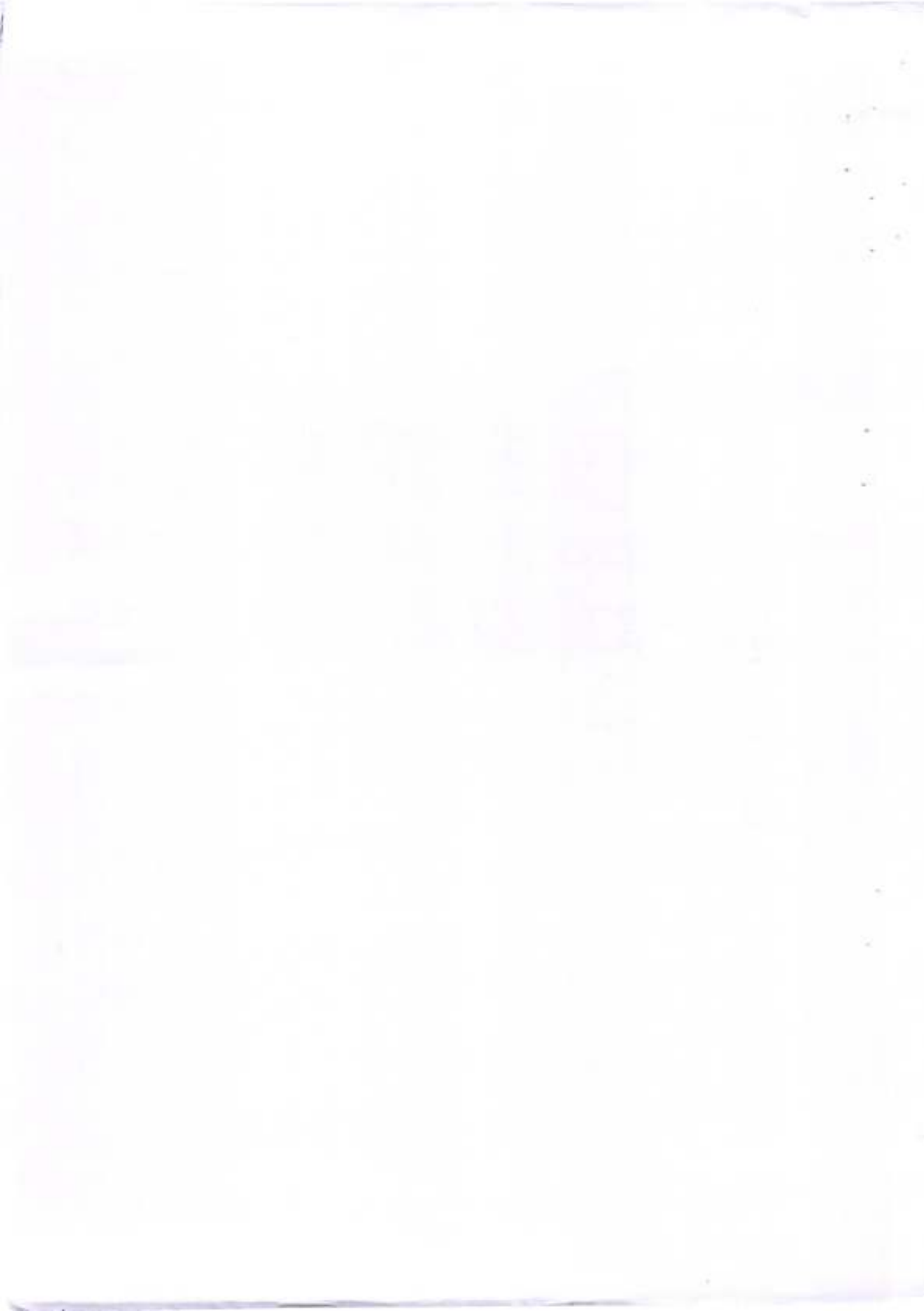


28/03/2006

Permanent Account Number

AACCG5964E

11000000



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCN3441R



नाम / Name

PURTI HOTELS AND RESORTS PRIVATE LIMITED

निर्माण/गठन की तारीख
Date of Incorporation / Formation
07/06/2006

18032017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHREY AGARWAL
SAJJAN AGARWAL
18/12/1987
Permanent Account Number
AHWPA2854P

Shrey Agarwal
Signature



11100000

Shrey Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHIYAN COMMERCIAL PRIVATE
LIMITED



01/05/2007

Permanent Account Number

AAGCA2977D

01/05/2007

ABHIYAN COMMERCIAL PVT. LTD.

Abhinav Chandra

AUTHORISED SIGNATORY

THE NATIONAL ARCHIVES

COLLECTIONS



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

চলিমাফুক্তির আই ডি / Enrolment No. : 2010/30660/35742

11/08/2015

To
Tuhin Banerjee
তুহিন বানার্জী
S/O. Nabin Banerjee
2/2
CIRCULAR ROAD 4th BYE LANE
Haora (M Corp)
Shibpur Howrah
West Bengal - 711102
9836059230



KH523373446FT

52337344



আপনার আধার সংখ্যা / Your Aadhaar No. :

3208 1768 4308

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

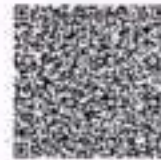
Government of India



তুহিন বানার্জী
Tuhin Banerjee
বিতা : নবীন বানার্জী
Father : Nabin Banerjee

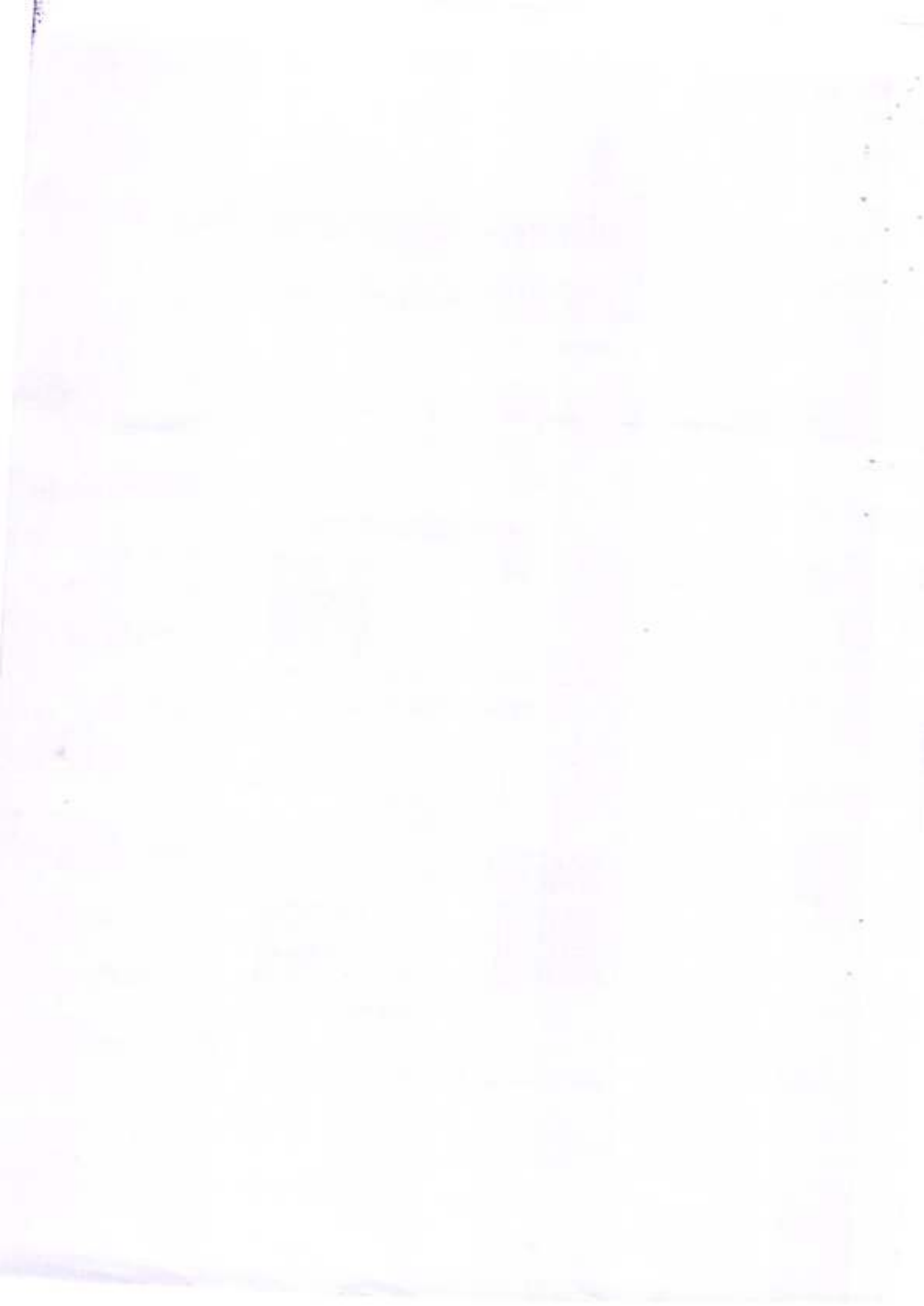
wwwবিএ / DOB: 01/04/1976
পুংক / Male

3208 1768 4308



আধার - সাধারণ মানুষের অধিকার

Tuhin Banerjee





ভারত সরকার
GOVERNMENT OF INDIA



অভিজিৎ চট্টোপাধ্যায়
ABHIJIT CHATTERJEE
পিতা: সাহায়েব চট্টোপাধ্যায়
Father: SAHADEB CHATTERJEE

জন্ম তারিখ/Year of Birth: 1973
সঙ্গ/ Sex: Male



5032 6432 3271

সাধারণ মানুষের অধিকার

Abhijit Chatterjee

SPECIMEN FORM FOR TEN FINGER PRINTS



Abhinav Chugh

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE



Arjun Bhanu

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE



Shrey Arora

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE



Additional Registrar of
Assurances III Kolkata

20 SEP 2010

=====

DATED THIS 20th DAY OF September, 2018

=====

B E T W E E N

**ABHIYAN COMMERCIAL PVT.
LTD & ANR**

...OWNERS

A N D

**PURTI HOTELS AND RESORTS
(P) LTD.**

... DEVELOPER

DEVELOPMENT AGREEMENT

C. P. KAKARANIA
ADVOCATE
ROOM NO.96, 3RD FLOOR
10, OLD POST OFFICE STREET,
KOLKATA-700 001

Major Information of the Deed

Deed No :	I-1903-02468/2018	Date of Registration	25/09/2018
Query No / Year	1903-0001400362/2018	Office where deed is registered	
Query Date	03/09/2018 6:43:13 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBHRA SANKAR CHATTERJEE OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9903036865, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 23,33,13,433/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

Land Details :

District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-353		Holiday home	Bastu	0.55 Acre		54,57,408/-	Property is on Road Adjacent to Metal Road,
L2	LR-345		Holiday home	Bastu	0.41 Acre		40,68,250/-	Property is on Road Adjacent to Metal Road,
L3	LR-356		Holiday home	Bastu	0.35 Acre		34,72,896/-	Property is on Road Adjacent to Metal Road,
L4	LR-355		Holiday home	Bastu	0.38 Acre		37,70,573/-	Property is on Road Adjacent to Metal Road,
L5	LR-359		Holiday home	Bastu	0.31 Acre		30,75,994/-	Property is on Road Adjacent to Metal Road,
L6	LR-361		Holiday home	Bastu	0.19 Acre		18,85,286/-	Property is on Road Adjacent to Metal Road,
L7	LR-382		Holiday home	Bastu	0.16 Acre		15,87,610/-	Property is on Road Adjacent to Metal Road,
L8	LR-370		Holiday home	Bastu	0.53 Acre		52,58,957/-	Property is on Road Adjacent to Metal Road,
L10	LR-342		Holiday home	Bastu	0.45 Acre		44,65,152/-	Property is on Road Adjacent to Metal Road,
L11	LR-309		Holiday home	Bastu	0.23 Acre		22,82,189/-	Property is on Road Adjacent to Metal Road,

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

L12	LR-348		Holiday home	Bastu	0.55 Acre		54,57,408/-	Property is on Road Adjacent to Metal Road,
L13	LR-591		Holiday home	Bastu	0.57 Acre		56,55,859/-	Property is on Road Adjacent to Metal Road,
L14	LR-352		Holiday home	Bastu	0.3 Acre		29,76,768/-	Property is on Road Adjacent to Metal Road,
L15	LR-354		Holiday home	Bastu	0.31 Acre		30,75,994/-	Property is on Road Adjacent to Metal Road,
L16	LR-438		Holiday home	Bastu	1.59 Acre		1,57,76,870/-	Property is on Road Adjacent to Metal Road,
L17	LR-453		Holiday home	Bastu	0.4 Acre		39,69,024/-	Property is on Road Adjacent to Metal Road,
L18	LR-452		Holiday home	Bastu	0.12 Acre		11,90,707/-	Property is on Road Adjacent to Metal Road,
L19	LR-454		Holiday home	Bastu	0.72 Acre		71,44,243/-	Property is on Road Adjacent to Metal Road,
L20	LR-284		Holiday home	Bastu	1.15 Acre		1,14,10,944/-	Property is on Road Adjacent to Metal Road,
L21	LR-346		Holiday home	Bastu	0.4 Acre		39,69,024/-	Property is on Road Adjacent to Metal Road,
L22	LR-446		Holiday home	Bastu	0.24 Acre		23,81,414/-	Property is on Road Adjacent to Metal Road,
L23	LR-365		Holiday home	Bastu	0.59 Acre		58,54,310/-	Property is on Road Adjacent to Metal Road,
L24	LR-335		Holiday home	Bastu	0.44 Acre		43,65,926/-	Property is on Road Adjacent to Metal Road,
L25	LR-338		Holiday home	Bastu	0.62 Acre		61,51,987/-	Property is on Road Adjacent to Metal Road,
L26	LR-539		Holiday home	Bastu	0.19 Acre		18,85,286/-	Property is on Road Adjacent to Metal Road,
L27	LR-284		Holiday home	Bastu	0.3 Acre		29,76,768/-	Property is on Road Adjacent to Metal Road,
L28	LR-357		Holiday home	Bastu	0.17 Acre		16,86,835/-	Property is on Road Adjacent to Metal Road,
L29	LR-358		Holiday home	Bastu	0.33 Acre		32,74,445/-	Property is on Road Adjacent to Metal Road,

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

L30	LR-360		Holiday home	Bastu	0.2 Acre		19,84,512/-	Property is on Road Adjacent to Metal Road,
L31	LR-364		Holiday home	Bastu	0.87 Acre		86,32,627/-	Property is on Road Adjacent to Metal Road,
L32	LR-441		Holiday home	Bastu	1.31 Acre		1,29,98,554/-	Property is on Road Adjacent to Metal Road,
L33	LR-350		Holiday home	Bastu	1.1 Acre		1,09,14,816/-	Property is on Road Adjacent to Metal Road,
L34	LR-442		Holiday home	Bastu	0.46 Acre		45,64,378/-	Property is on Road Adjacent to Metal Road,
L35	LR-452		Holiday home	Bastu	0.35 Acre		34,72,896/-	Property is on Road Adjacent to Metal Road,
L36	LR-451		Holiday home	Bastu	0.48 Acre		47,62,829/-	Property is on Road Adjacent to Metal Road,
L37	LR-440		Holiday home	Bastu	0.52 Acre		51,59,731/-	Property is on Road Adjacent to Metal Road,
L38	LR-449		Holiday home	Bastu	0.54 Acre		53,58,182/-	Property is on Road Adjacent to Metal Road,
L41	LR-443		Holiday home	Bastu	0.45 Acre		44,65,152/-	Property is on Road Adjacent to Metal Road,
L42	LR-351		Holiday home	Bastu	0.72 Acre		71,44,243/-	Property is on Road Adjacent to Metal Road,
L43	LR-333		Holiday home	Bastu	0.2 Acre		19,84,512/-	Property is on Road Adjacent to Metal Road,
L44	LR-347		Holiday home	Bastu	0.43 Acre		42,66,701/-	Property is on Road Adjacent to Metal Road,
L45	LR-444		Holiday home	Bastu	0.15 Acre		14,88,384/-	Property is on Road Adjacent to Metal Road,
L46	LR-445		Holiday home	Bastu	0.16 Acre		15,87,610/-	Property is on Road Adjacent to Metal Road,
L47	LR-341		Holiday home	Bastu	0.41 Acre		40,68,250/-	Property is on Road Adjacent to Metal Road,
L48	LR-310		Holiday home	Bastu	0.4 Acre		39,69,024/-	Property is on Road Adjacent to Metal Road,
L49	LR-362		Holiday home	Bastu	0.5 Acre		49,61,280/-	Property is on Road Adjacent to Metal Road,
L50	LR-347		Holiday home	Bastu	0.43 Acre		28,44,467/-	Property is on Road

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

		TOTAL :			2223Dec	0 /-	2191,56,275 /-	
District: Hooghly, P.S.- Dadpur, Gram Panchayat: DADPUR, Mouza: Somsara								
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L9	LR-280		Holiday home	Bastu	0.81 Acre		65,15,510/-	Property is on Road Adjacent to Metal Road,
L39	LR-279		Holiday home	Bastu	0.26 Acre		20,91,398/-	Property is on Road Adjacent to Metal Road,
L40	LR-298		Holiday home	Bastu	0.69 Acre		55,50,250/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			176Dec	0 /-	141,57,158 /-	
	Grand Total :				2399Dec	0 /-	2333,13,433 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ABHIYAN COMMERCIAL PRIVATE LIMITED 49A, T.C Road, Kolkata, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: AAGCA2977D, Status :Organization, Executed by: Representative, Executed by: Representative
2	GODBALAJI TRADELINK PRIVATE LIMITED 14, N. S Road, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCG5964E, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :



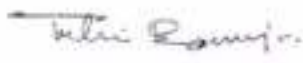


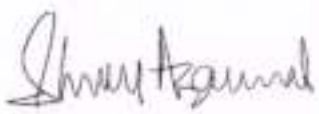
Sl No	Name,Address,Photo,Finger print and Signature
1	PURTI HOTELS AND RESORTS PVT. LTD. 14, N.S Road, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCN3441R, Status :Organization, Executed by: Representative

Representative Details :

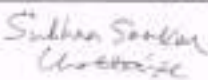
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Abhijit Chatterjee Son of Mr Sahadeb Chatterjee Date of Execution - 20/09/2018, , Admitted by: Self, Date of Admission: 20/09/2018, Place of Admission of Execution: Office			
		Sep 20 2018 2:16PM	LTI 20/09/2018	25/09/2018

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

167/1 Shibpur Road, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEHPC7548G Status : Representative, Representative of : ABHIYAN COMMERCIAL PRIVATE LIMITED (as AUTHORISED SIGNATORY)

2	Name	Photo	Finger Print	Signature
	Mr Tuhin Banerjee (Presentant) Son of Mr Nabin Banerjee Date of Execution - 20/09/2018, , Admitted by: Self, Date of Admission: 20/09/2018, Place of Admission of Execution: Office	 Sep 20 2018 2:17PM	 LTI 20/09/2018	 20/09/2018
	2/2 Circular Road, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BENPB1010F Status : Representative, Representative of : GODBALAJI TRADELINK PRIVATE LIMITED (as AUTHORISED SIGNATORY)			
3	Name	Photo	Finger Print	Signature
	Mr Shrey Agarwal Son of Mr Sajjan Agarwal Date of Execution - 20/09/2018, , Admitted by: Self, Date of Admission: 20/09/2018, Place of Admission of Execution: Office	 Sep 20 2018 2:16PM	 LTI 20/09/2018	 20/09/2018
	49A, T.C.Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHWPA2854P Status : Representative, Representative of : PURTI HOTELS AND RESORTS PVT. LTD. (as AUTHORISED SIGNATORY)			

Identifier Details :

Name & address	
Mr SUBHRA SANKAR CHATTERJEE Son of Mr MIHIR LAL CHATTERJEE CALCUTTA HIGH COURT, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Abhijit Chatterjee, Mr Tuhin Banerjee, Mr Shrey Agarwal	
	20/09/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-27.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-27.5 Dec

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-22.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-22.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-11.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-11.5 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-27.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-27.5 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-28.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-28.5 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-15 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-15 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-15.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-15.5 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-79.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-79.5 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20 Dec

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-6 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-6 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-36 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-36 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20.5 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-57.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-57.5 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-12 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-12 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-29.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-29.5 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-22 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-22 Dec

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-31 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-31 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-9.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-9.5 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-15 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-15 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-8.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-8.5 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-16.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-16.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-17.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-17.5 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-10 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-10 Dec
Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-43.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-43.5 Dec

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-65.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-65.5 Dec
Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-55 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-55 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-23 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-23 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-17.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-17.5 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-24 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-24 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-26 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-26 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-27 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-27 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-13 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-13 Dec

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-19 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-19 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-34.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-34.5 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-22.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-22.5 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-36 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-36 Dec
Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-10 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-10 Dec
Transfer of property for L44		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-21.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-21.5 Dec
Transfer of property for L45		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-7.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-7.5 Dec
Transfer of property for L46		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-8 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-8 Dec

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Transfer of property for L47		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20.5 Dec
Transfer of property for L48		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-20 Dec
Transfer of property for L49		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-25 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-15.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-15.5 Dec
Transfer of property for L50		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-21.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-21.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-9.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-9.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-8 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-8 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-26.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-26.5 Dec

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	ABHIYAN COMMERCIAL PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-40.5 Dec
2	GODBALAJI TRADELINK PRIVATE LIMITED	PURTI HOTELS AND RESORTS PVT. LTD.-40.5 Dec

Endorsement For Deed Number : I - 190302468 / 2018

On 04-09-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 23,33,13,433/-



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 20-09-2018

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

Presented for registration at 12:03 hrs on 20-09-2018, at the Office of the A.R.A. - III KOLKATA by Mr Tuhin Banerjee

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

Execution is admitted on 20-09-2018 by Mr Abhijit Chatterjee, AUTHORISED SIGNATORY, ABHIYAN COMMERCIAL PRIVATE LIMITED, 49A, T.C Road, Kolkata, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Identified by Mr SUBHRA SANKAR CHATTERJEE, , Son of Mr MIHIR LAL CHATTERJEE, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-09-2018 by Mr Tuhin Banerjee, AUTHORISED SIGNATORY, GODBALAJI TRADELINK PRIVATE LIMITED, 14, N. S Road, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr SUBHRA SANKAR CHATTERJEE, , Son of Mr MIHIR LAL CHATTERJEE, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-09-2018 by Mr Shrey Agarwal, AUTHORISED SIGNATORY, PURTI HOTELS AND RESORTS PVT. LTD., 14, N.S Road, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Indetified by Mr SUBHRA SANKAR CHATTERJEE, , Son of Mr MIHIR LAL CHATTERJEE, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, 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 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2018 4:34PM with Govt. Ref. No: 192018190288770351 on 18-09-2018, Amount Rs: 101/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 8878047 on 18-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by by online = Rs 75,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2018 4:34PM with Govt. Ref. No: 192018190288770351 on 18-09-2018, Amount Rs: 75,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 8878047 on 18-09-2018, Head of Account 0030-02-103-003-02



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 25-09-2018

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 108077, Amount: Rs.100/-, Date of Purchase: 19/09/2018, Vendor name: A K Maity



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1903-02468/2018-25/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2018, Page from 97997 to 98045

being No 190302468 for the year 2018.



Digitally signed by PROBIRKUMAR
GOLDER
Date: 2018.10.01 16:30:51 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 10/1/2018 4:30:39 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
