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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL


Case No - 004119

E 555230

Q-1916722/18



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


 Additional Registrar
 Registrations-III, Kolkata
 Add:
 As:

3 - JAN 2019



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 2nd day of January TWO THOUSAND AND NINETEEN (2019)


 2019
 17/01
 2019

121247

NAME *Aster Vinmay Private Limited*
 ADD *50, Subashah School Road*
 Rs. *5000* *Kolkata - 700025*

31 DEC 2018

SURANJAN MUKHERJEE
 Licensed Stamp Vendor

2 & 3 K S Roy Road



SURANJAN MUKHERJEE
 Govt. Licensed Stamp Vendor
 C. C. Court,
 2 & 3, K. S. Roy Road, Kol-1

31 DEC 2018

Aravind



[Signature]

Additional Registrar of Assurances Kolkata

2 - JAN 2019

Jaydeb Ghosh
 S/O - Jayanta Kumar Ghosh
 Jangampore Kalitaha
 P.O - NCP
 P.S - Titagarh
 Dist - North 24 PGS
 Pin - 700122
 Service

BETWEEN

(1) **SUNRISE ENCLAVE PRIVATE LIMITED (PAN - AAICS2280H)**, (2) **HIRISE PROMOTERS PRIVATE LIMITED (PAN - AABCH4412R)**, (3) **SAGUN VINIMAY PRIVATE LIMITED (PAN - AAICS7016D)**, (4) **MAINAK VINIMAY PRIVATE LIMITED (PAN - AAECM2868F)**, *represented by one of their directors* **Mr. Utsav Agarwal (PAN - AJDPA7778B), 9830411103** son of Rajiv Agarwal working for gains at 50, Suburban School Road, P.S Kalighat, Kolkata-700 025,

(5) **ANTRATMA COMMODITIES PRIVATE LIMITED (PAN - AAGCA6782Q)**, (6) **ANANT DISTRIBUTORS PRIVATE LIMITED (PAN - AAGCA7066D)**, (7) **ANAND SUPPLIERS PRIVATE LIMITED (PAN - AAGCA6781P)**, (8) **ANTRIKSH SUPPLIERS PRIVATE LIMITED (PAN - AAGCA6784J)**, (9) **ATTRACTIVE DEALER PRIVATE LIMITED (PAN - AAGCA6783R)**, (10) **ANURAG SUPPLIERS PRIVATE LIMITED (PAN - AAGCA6780N)**, (11) **ASTER VINIMAY PRIVATE LIMITED (PAN - AAGCA6346N)**, No. 1 to 11 are all Companies incorporated under the Companies Act, 1956, all having their respective registered office at 50, Suburban School Road, Police Station- Kalighat, Post Office- Bhawanipore, Kolkata - 700025 *all represented by their common director* **Mr. Arun Kumar Kedia (PAN - AFCPK8353F)**, Son of Ram Kumar Kedia, working for gains at 50, Suburban School Road, P.S. Kalighat, Kolkata-700 025

and (12) **TIRUPATI HI-TECH PRIVATE LIMITED (PAN - AACCT4791N)**, a Company incorporated under the Companies Act, 1956, having its registered office at 63/3B, Sarat Bose Road, Post Office- Bhawanipore, Police Station- Bhawanipore, Kolkata-700025, represented *by its authorized signatory* **Mr. Utsav Agarwal**, Son of Rajiv Agarwal working for gains at 1, Rowdon street, Suite No. 807, Police Station - Shakespeare Sarani, Kolkata- 700 017, hereinafter jointly called and referred to as the "**PARTIES HERETO OF THE FIRST PART**" (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors and successors in interest and assigns) of the **ONE PART**.



Additional Registrar of
Assurances Kolkata

2 - JAN 2019

AND

ASTER VINIMAY PRIVATE LIMITED, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata – 700 025 hereinafter called and/or 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 included by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns) of the **OTHER PART**, represented by one of its directors **Mr. Arun Kumar Kedia (PAN – AFCPK8353F), 9831005056** Son of Ram Kumar Kedia , working for gains at 50, Suburban School Road, P.S. Kalighat, Kolkata-700 025

WHEREAS:

A. DEFINATION: Unless, in this agreement, there be something contrary or repugnant to the subject or context:

(i) Premises shall mean ALL THAT piece and parcel of land admeasuring 81 Cottahs, 4 Chittacks and 18 sq. ft. (more or less) equivalent to 5436.455 square meters situate lying and comprised in L. R. Dag nos. 74(P), 75(P), 76, 77(P), 78(P), 81(P), 82 and 83(P), recorded in L. R. Khatian Nos. 27815, 27816, 27817, 27769, 27770, 27771, 27772, 27773, 27796, 27797, 28264, 27985, 28265, and 27979, in Mouza – Serampore, J. L. No. 13, Police Station Serampore, Additional District Sub-Registrar Serampore, under Serampore Municipality, Ward No. 21, being Municipal Holding No. 78/79/A, G. T. Road (WEST), Serampore, District – Hooghly together with the structure/s standing and/or lying erected thereupon and/or part whereof more fully and particularly mentioned, described, explained, enumerated, provided and given in the **FIRST SCHEDULE**.

(ii) BUILDINGS shall mean and include the proposed building or buildings to be constructed erected and completed by the DEVELOPER herein in




Additional Registrar of
Assurances, Kolkata

2 - JAN 2019

accordance with the plan sanctioned by Serampore Municipality on the said premises.

(iii) Parties hereto of the First Part shall mean (1) **SUNRISE ENCLAVE PRIVATE LIMITED**, (2) **HIRISE PROMOTERS PRIVATE LIMITED**, (3) **SAGUN VINIMAY PRIVATE LIMITED**, (4) **MAINAK VINIMAY PRIVATE LIMITED**, (5) **ANTRATMA COMMODITIES PRIVATE LIMITED**, (6) **ANANT DISTRIBUTORS PRIVATE LIMITED**, (7) **ANAND SUPPLIERS PRIVATE LIMITED**, (8) **ANTRIKSH SUPPLIERS PRIVATE LIMITED**, (9) **ATTRACTIVE DEALER PRIVATE LIMITED**, (10) **ANURAG SUPPLIERS PRIVATE LIMITED**, (11) **ASTER VINIMAY PRIVATE LIMITED** and (12) **TIRUPATI HI-TECH PRIVATE LIMITED** and shall mean its successors and successors in interest.

(iv) DEVELOPER shall mean **ASTER VINIMAY PRIVATE LIMITED**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata – 700 025 and shall mean its successors and successors in interest

(v) TITLE DEED shall mean the various title deeds in favour of the parties hereto of the first part and the developer, and other documents concerning the titles and/or evidencing and /or confirming the same.

(vi) ADVOCATE shall mean A.K. Chowdhary & Co., Advocates of 10, Old Post Office Street, Room no. 21, 1st Floor, Kolkata 700 001 as the Advocate of the Parties herein as appointed by the Developer herein to act on their behalf for the entire project.

(vii) COMMON FACILITIES AND AMENITIES shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the Unit/Flat/Car Parking and Space holders and all its expenses including those in maintenance,



Additional Registrar of
Assurances MI Kolkata

2 - JAN 2019

operation, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne by the owners of each individual Unit/Flat/Car Parking and Space in the complex proportionately

(viii) SALEABLE SPACE shall mean all the constructed and/or open space of the entire area which can fetch revenue and rights in size, location advantage and market value of the said Project and/or Building/s forming parts of the said premises available in such part or size or dimension for independent use and occupation and will include the undivided impartible proportionate share in all common parts, portions, lands areas and facilities after making due provisions for the space required for common facilities and amenities.

(ix) ARCHITECT shall mean **Maheshwari & Associates**, of 37A, Baker Road, 2nd floor, Kolkata – 700 027, or the person or persons who may be appointed by the Developer for designing and planning of the said Project.

(x) PLAN: Shall mean the plan sanctioned and/or approved by the Serampore Municipality vide Building Permit No. 603 dated 28.03.2014 and shall also include variations/modifications, alterations therein that may be made by the Developer herein as well as all revisions, renewals and extensions thereof, if any.

(xi) SPECIFICATION shall mean the specifications required for the purpose of construction, erection, promotion, building and development of the said multi-storied building/s being the parts and parcels of the residential/commercial and/or residential-cum-commercial project as may be divided by the Architect as more fully and particularly mentioned, described, explained, enumerated, provided and given in the **SECOND SCHEDULE** hereunder written and/or given.



Additional Registrar of
Assurances in Kolkata

22 JAN 2019

(xii) **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the said multi-storied building/s being the parts and parcels of the residential/commercial and/or residential-cum-commercial project to the intending purchaser/s/ buyer/s/ lessee/s/tenant/s.

(xiii) **TRANSFeree** shall mean a person firm, limited company, association of persons to whom any space in the said project has been transferred, alienated, granted, demised, devised, provided and given. Words importing singular shall include plural and vice versa. Words importing masculine gender shall include Feminine and Neuter genders like wise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neuter Gender shall include masculine and feminine genders.

- B. The Parties hereto of the First Part and the Developer are jointly the owners and are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to ALL THAT the said premises, each having specified independent and distinct undivided share therein.
- C. The Parties hereto of the First Part have expressed their unwillingness to contribute, take part and/or join in the construction of the New Building/s at the said premises, and accordingly it has been agreed by and between the parties hereto that the DEVELOPER alone shall pursue the matter with regard to undertaking the work of development of the said premises on its own accord and at its own costs and expenses without any involvement of the parties hereto of the First Part and thereafter to provide to each of the constituents of the Parties hereto of the First Part individually and severally certain share/portion of the revenue/sale proceeds realized from sale and transfer of flats, units, parking spaces/rights and other areas and rights in the New Building/s and the said Premises (hereinafter called "the **Saleable**



Additional Registrar of
Assurances III Kolkata

2 - JAN 2019

Areas"), which the parties desire to record into writing as hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This agreement is being entered into by and between the parties hereto due to the Parties hereto of the First Part having expressed their unwillingness to contribute, take part and/or join in with regard to construction of the New Building/s at the said premises, which shall be carried out by the DEVELOPER on its own, and to facilitate the DEVELOPER in development work and construction of Building/s at the said premises smoothly with less complexities and without divergence of ideas and conflict in management and undue delay.
2. With effect from the date hereof, the DEVELOPER shall be at liberty to and duly authorized and empowered to pursue the matters with regard to addition alteration modification revalidation etc., of the sanctioned plan and/or obtain fresh sanctioning of the plan and construction, development and commercial exploitation of the said premises at its own costs and expenses and to own use hold possess enjoy transfer deal with and/or otherwise dispose of the same and/or agree to do so in such manner and on such terms and conditions as the DEVELOPER may in its absolute discretion deem fit and proper and appropriate all sale proceeds and other proceeds realized therefrom without any interference or obstruction or objection or involvement of the Parties hereto of the First Part SUBJECT TO the Developer providing to each of the Parties hereto of the First Part certain share/portion of the revenue/sale proceeds realized from sale and transfer of Saleable Areas, as hereunder contained.
3. The Developer shall provide to the Parties hereto of the First party the **20% revenue (sale proceeds)** realized from sale/transfer of saleable areas and




Additional Registrar of
Assurances III Kolkata

2nd JAN 2019

the Parties hereto of the First Part agree to accept and receive the same without demur. _____

NO Receipt

4. The remaining **80% of the revenue (sale proceeds)** realized from sale/transfer of saleable areas shall belong to the Developer to the exclusion of the Parties hereto of the First Part. _____
5. It is expressly agreed understood and clarified that all sales and transfer of Saleable Areas, by whatever methodology adopted by the Developer, will be effected by and through the Developer alone and all revenue (sale proceeds) will be collected by the Developer and thereafter the same shall be distributed to the Parties hereto of First Part as per their share. _____
6. For the purpose of the Agreement, the expression "Revenues (Sale Proceeds)" shall mean all amounts received from the sale and/or transfer of saleable areas after deduction of the following amounts therefrom, which are to be dealt with in the manner mentioned against each item: _____
 - a) Marketing and advertising costs and Brokerages, which the parties have agreed and fixed at 4% of the sale consideration irrespective of the actual amount incurred by the Developer, and the same shall belong to the Developer exclusively; _____
 - b) Statutory realization, including but not limited to GST.;
 - c) Stamp Duty and registration Fees, if collected from the prospective purchasers/transferees;
 - d) Costs of extra works carried out exclusively ~~at the~~ instance of the prospective purchasers/transferees, which shall be received by the Developer exclusively;
 - e) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective purchasers/transferees beyond the specified specification, which shall be received in entirety by the Developer exclusively;



Additional Registrar of
Assurances, Kolkata

2nd JAN 2019

- f) Any deposit for electricity board or local electricity suppliers, society formation charges, local charges, deposits/security received from prospective purchasers/transferees for specified purpose not forming part of consideration for sale/transfer, which shall be received in entirety by the Developer exclusively;
 - g) Amounts received from prospective purchasers/transferees on account of or as extras on account of generator, transformer and other installations and facilities, legal charges, development or other fees/charges and also those received as deposits/advances against rates and taxes, maintenance charges etc., which shall be received in entirety by the Developer exclusively.
 - h) The parties of the First Part shall be entitled to the respective proportions out of the sale proceeds in proportion to the lands respectively held by them and/or in any other manner as the Parties may mutually agreed upon.
7. The distribution of Revenue (Sale Proceeds) shall be made on quarterly basis, as per realizations made.
8. With the object and intent that the development and construction at the said premises is carried out smoothly by the Developer and to avoid undue delay and indecisiveness of the Parties hereto of the First Part, it has been mutually been agreed inter se amongst the Parties as follows:
- (i) That the Developer shall be solely and absolutely entitled and duly authorized to look after, manage, control and complete the work of development and construction at the said premises and to do all acts deeds and things as may be required therefor without any further reference to the parties hereto of the First Part and the consent of the Parties hereto of the First Part shall be deemed to have been given by these presents itself.
 - (ii) That all finance required for development and construction at the said premises shall be incurred by the Developer and for that to arrange all



Additional Registrar of
Assurance, Kolkata

2 - JAN 2019

required funds by borrowing either from banks, financial institutions or private resources.

- 8.1 For all or any of the purpose mentioned in this agreement, the Parties hereto of the First Part do and each of them doth hereby appoint authorize nominate constitute and empower the Developer as their true and lawful agent and attorney and in case any further powers or authorities are required by the Develop for the purpose aforesaid, the Parties hereto of the First Part agree to grant such powers and authorities as may from time to time be required by the Developer.
 - 8.2 Further, as and when required by the Developer, the Parties hereto of the First Part shall grant power(s) of attorney to the Developer and/or its nominee(s) to sell transfer and/or otherwise dispose of the saleable areas and other spaces areas rights and benefits at the said premises (including proportionate share in the land comprised therein) and to sign execute and register all agreements, sale deeds and other deeds documents writings instruments and all purposes connected therewith.
 - 8.3 Such power of attorney, if granted to the nominees of the Developer shall be given by the Parties hereto of the First Part separately and/or jointly with the Developer, as the Developer may desire from time to time.
9. The original sanctioned plan as also all the title deeds and other papers and documents relating to the said premises shall be retained by and/or kept in the custody of the Developer and the Developer unless prevented by fire or some other irresistible force or accident shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Parties hereto of the First Part produce or cause to be produced to them or to their attorneys or agents before or at any trial, examination or commission for inspection or otherwise as occasion shall require the plan as be sanctioned and the title deeds and also shall at the like request and cost deliver to the Parties of the First Part such attested or other copies or extracts therefrom as



Additional Registrar of
Assurances, Kolkata

25 JAN 2019

they may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

10. The Developer shall be entitled to arrange for financing of the project (project finance) by banks/financial institutions/other entities (financier) and obtain loans for the project at the said premise and for that to mortgage and/or create charge of any other type on the said premises and also keep the same as collateral security with the banks of financial institutions or else, to the extent of its share therein derived in proportion to its share in the Revenue (sale proceeds) as aforesaid and the Developer is hereby authorized by the Parties hereto of the First Part and each of them to deposit the original title documents and other documents of title relating to the said premises with the financier as security for the purpose of project finance and to sign and execute necessary documents on behalf of all the parties hereto in this regard, the Developer shall indemnify the Parties hereto of the First Part against any claim arising out of such borrowings of project finance.
11. The Developer shall be entitled to appear and represent on behalf of the Parties hereto of the First Part in writing orally and make representations before the government, both state and central, all authorities, financial institutions, municipal authorities, urban land authorities, government departments, income tax authorities and other statutory bodies in connection with the matters of the said premises and development thereof and sanction, alteration and/or modification of the plan as be sanctioned and the construction of the building to be constructed at the said premises and for this purpose to sign verify and declare and deliver all documents, deeds, indemnities, charges, mortgages, bonds, promissory notes, negotiable instruments and all other kinds of securities as shall be prudent and necessary and reasonable in the absolute decision of the Developer.
12. It is agreed that the Developer shall also be entitled to get insurance coverage against such risks and damages and losses as shall be decided by the Developer and for the said purpose, it shall be entitled to sign all proposal



A handwritten signature in blue ink, consisting of several loops and a long vertical stroke.

Additional Registrar of
Assurances III Kolkata

2 - JAN 2019

forms, claims, correspondences and enforce all claims by initiating actions against the insurance and receive insurance claims by cheques or pay orders in the name of the Developer.

13. All receipts issued by the Developer for self and on behalf of the Parties hereto of the First Part shall fully discharge and exonerate the person or persons paying all or any sums of money to the Developer for self and on behalf of the Parties hereto of the First Part.
14. In as much as all powers and authorities with regard to development and construction vests in the Developer, the Parties hereto of the First Part shall not be responsible for construction and promotion of the building and all constructions, which shall be at the risk of the Developer.
15. It is agreed that the Developer shall be entitled to sign and register all deeds and documents that shall be made, done and executed by the Developer for itself and also on behalf of the Parties hereto of the First Part.
16. The Parties hereto of the First Part do hereby also undertake to sign all necessary deeds, documents, letters, powers, authorities, applications, proposals, guarantees, mortgages and indemnities, charges, promissory notes, letter of undertaking, confirmation of accounts, negotiable instruments as shall be necessary from time to time notwithstanding the aforesaid agreements and contents hereof.
17. The Parties hereto of the First part shall not in any manner cause any objection obstruction interference hindrance or interruption at any time hereafter in the construction or completion of construction of the New Building/s nor the Parties hereto of the First Part shall at any time hereafter do or omit to be done anything whereby the construction or development of the New Building/s at the said Premises or the transfer of the same or the saleable areas therein are in any way interrupted or hindered or impeded with, nor the parties hereto of the First Part shall in any way commit breach



Additional Registrar of
Assurances III Kolkata

23 JAN 2019



Government of West Bengal
Office of the A.R.A. - III KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19030001916722/2018	Serial No/Year	1903000035/2019
Transaction id	0000011943	Date of Receipt	03/01/2019 12:45PM
Deed No / Year	I - 190300020 / 2019		
Presentant Name	Mr ARUN KUMAR KEDIA		
Land Lord	SUNRISE ENCLAVE PRIVATE LIMITED , HIRISE PROMOTERS PRIVATE LIMITED , SAGUN VINIYOG PRIVATE LIMITED , MAINAK VINIMAY PRIVATE LIMITED , ANTRATMA COMMODITIES PRIVATE LIMITED , ANANT DISTRIBUTORS PRIVATE LIMITED , ANAND SUPPLIERS PRIVATE LIMITED , ANTRIKSH SUPPLIERS PRIVATE LIMITED , ATTRACTIVE DEALER PRIVATE LIMITED , ANURAG SUPPLIERS PRIVATE LIMITED , ASTER VINIMAY PRIVATE LIMITED , TIRUPATI HI-TECH PRIVATE LIMITED		
Developer	ASTER VINIMAY PRIVATE LIMITED		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 12,66,76,832/-
Stamp Duty Paid	Rs. 5,000/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	471/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Suranjan Mukherjee	121247	31/12/2018	5,000/-

Other Fees Paid (Break up as below)

By Cash

	Amount in Rs.
Standard User Charge	471/-

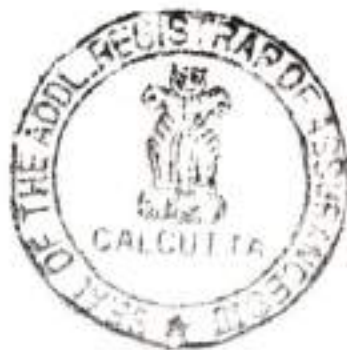
Arun Kedia

*Total Amount Received by Cash Rs. 471/-

(Probir Kumar Golder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal

of any of the terms and conditions herein contained and if due to any neglect or default on the part of the Parties hereto of the First Part or because of any act or omission or commission on the part of the Parties hereto of the First Part, the Developer is restrained from constructing and completing the construction of the New Building/s or any part thereof and/or transferring and disposing of the saleable areas, then and in that event without prejudice to such other rights the Developer may have, the Parties hereto of the First Part, jointly and/or severally (as applicable) shall be liable to compensate and also indemnify the Developer for all losses damages costs claims demands actions and proceedings that may be suffered or incurred by the Developer, which shall be determined by the Architect for the project and the Parties hereto of the First Part agree that the damages, costs, claims and demands so determined by the Architect shall be final conclusive and binding on the parties.

18. It is agreed that if at any time hereafter, the parties hereto acquire any land and/or enter into agreements with the owners of any land contiguous to the said premises, then the same shall form part of the development envisaged in this agreement and all provisions of this agreement shall apply thereto mutatis mutandis and all costs charges and expenses in connection therewith shall be borne and paid by the parties hereto in proportion to the present share of the parties hereto in the land comprised in the said premises.
19. This instrument is only to record the terms and conditions relating to development and no other right is intended to be created.
20. In all matters, the decision of the Developer shall be final and binding on all the Parties hereto of the First Part and shall be conclusive.
21. All disputes and differences arising out of or in relation these presents shall be referred to Arbitration..



Additional Registrar of
Assurances III Kolkata

2 - JAN 2019

22. Courts of Kolkata alone shall have the jurisdiction to entertain try all action, suits, proceeding/s arising out of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

*Side
Furnish*

ALL THAT piece and parcel of land admeasuring about an area of **81 Cottahs 4 Chittacks 18 sq. ft.** (more or less) to 5436.455 square meters situate lying and comprised in **L. R. Dag nos. 74(P), 75(P), 76, 77(P), 78(P), 81(P), 82 and 83(P)**, recorded in **L. R. Khatian Nos. 27815, 27816, 27817, 27769, 27770, 27771, 27772, 27773, 27796, 27797, 28264, 27985, 28265, and 27979**, in **Mouza – Serampore, J. L. No. 13, Police Station Serampore**, Additional District Sub-Registrar Serampore, under **Serampore Municipality, Ward No. 21, being Municipal Holding No. 78/79/A, G. T. Road (WEST), Serampore, Dist – Hooghly, Pin- 712203**, together with the messuages, tenements, hereditaments, premises and others thereof being butted and bounded in the following manner:

- ON THE SOUTH** : By G. T. Road.
- ON THE EAST** : By Others Property,
- ON THE WEST** : By Others Property,
- ON THE NORTH** : By Others Property.

Road Zone: (Holding located on G.T.Road – Holding located on G.T.Road).

**THE SECOND SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS**

1. Structure : R.C.C. Frame with brick built structure.
2. Internal Walls: Smooth impervious Plaster-of-Paris.



**Additional Registrar of
Assurances III Kolkata**

2 - JAN 2019

3. Doors : Entrance door will be teak finished flushed door while internal doors will be painted flushed door.
4. Windows : Sliding aluminum windows, glass shutters.
5. Hardware : Good quality standard steel fittings & locks of reputed make.
6. Flooring : Vitrified tiles in bedrooms, living/dining and common areas.
7. Kitchen : Counter table with granite top and stainless steel sink.
8. Ceramic tiles dado of 2 feet above the counter.
9. Walls will be finished up to 2 feet 6 inches high with ceramic tiles. Anti-skid ceramic tiles on floor.
10. Toilet : Anti-skid ceramic tiles on floor. Ceramic tiles up to door height.
11. Sanitary Ware: Reputed make sanitary fittings. Hot and cold water provision in all bathrooms.
12. Electrical: Concealed copper wiring of ISI brand, MCB and switches of reputed brand. A.C. point in master bedroom. Cable TV Wiring.
13. Painting & Finishing : Outside face of external walls – High quality Texture Paint.
14. Internal face of the walls – Good quality plaster of paris.
15. Window, gates and grills will be painted with two coats of enamel paints over two coats of primer.
16. Lift ; Reputed Make Lifts



Additional Registrar of
Assurances in Kolkata

23 JAN 2019

IN WITNESS WHEREOF the parties have set and subscribe their respective hands, seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the **PARTIES HERETO OF THE FIRST PART** at Kolkata in the presence of:

WITNESSES:

1. Saugdeb Ghosh.
Jaffarpore Kalitaha
Barrackpore, P.O.-NCP
P.S - Titagarh
Pin - 700122



Mr. Utsav Agarwal as director of
SUNRISE ENCLAVE PRIVATE LIMITED,
HIRISE PROMOTERS PRIVATE LIMITED,
SAGUN VINIMAY PRIVATE LIMITED,
MAINAK VINIMAY PRIVATE LIMITED, and as
Authorised representative of TIRUPATI HI-TECH
PRIVATE LIMITED

2. Mr. Arun
10, old post office street
KOL - 1.



Mr. Arun Kumar Kedia as Director of ANTRATMA
COMMODITIES PRIVATE LIMITED, ANANT
DISTRIBUTORS PRIVATE LIMITED, ANAND
SUPPLIERS PRIVATE LIMITED, ANTRIKSH
SUPPLIERS PRIVATE LIMITED, ATTRACTIVE
DEALER PRIVATE LIMITED, ANURAG SUPPLIERS
PRIVATE LIMITED, ASTER VINIMAY PRIVATE
LIMITED

Drafted by me
Indranil Basu
Advocate
High Court, Calcutta
Enroll no:- F/405/278 of 2013.



**Additional Registrar of
Assurance - III Kolkata**

2 - JAN 2019

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

1. *Joydeb Ghosh.*

2. *M. Das*

Arun Kumar Kedia
Mr. Arun Kumar Kedia as Director of
ASTER VINIMAY PRIVATE LIMITED

Witness :

Joydeb Ghosh.

Joydeb Ghosh
Son of Jayanta Kumar Ghosh
Hindu, Service, Indian
Jaffarpur Kalitala, Barrackpore
Post Office- NCP, Police Station- Titagarh
Pin-700122




Additional Registrar of
Assurances III Kolkata

22 JAN 2019



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19030001916722/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr UTSAV AGARWAL 50 , SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Land Lord [SUNRISE ENCLAVE PRIVATE LIMITED] ,[HIRISE PROMOT ERS PRIVATE LIMITED] ,[SAGUN VINIYOG PRIVATE LIMITED] ,[MAINAK VINIMAY PRIVATE LIMITED] ,[TIRUPA TI HI- TECH PRIVATE LIMITED]		 2	 2/1/2019

Handwritten signature or initials.



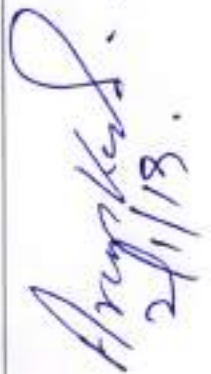
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

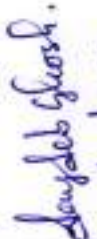
08

Handwritten signature or initials

0

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ARUN KUMAR KEDIA 50 , SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Land Lord [ANTRAT MA COMMOD ITIES PRIVATE LIMITED] ,[ANANT DISTRIBU TORS PRIVATE LIMITED] ,[ANAND SUPPLIE RS PRIVATE LIMITED] ,[ANTRIK SH SUPPLIE RS PRIVATE LIMITED] ,[ATTRAC TIVE DEALER PRIVATE LIMITED] ,[ANURA G SUPPLIE RS PRIVATE LIMITED] ,[ASTER VINIMAY PRIVATE LIMITED] ,[ASTER VINIMAY PRIVATE LIMITED]			 21/1/18.

Handwritten signature or initials.

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr JOYDEB GHOSH Son of Mr JAYANTA KUMAR GHOSH JAFFARPUR KALITALA , BARRACKPORE, P.O:- NCP, P.S:- Titagarh, District:-North 24- Parganas, West Bengal, India, PIN - 700122	Mr UTSAV AGARWAL, Mr ARUN KUMAR KEDIA	 02/01/2019


(Probir Kumar Bolder)
02/01/19
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
2 - JAN 2019
Kolkata, West Bengal

Handwritten signature or mark.

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

GRN: 19-201819-032153080-1 **Payment Mode** Online Payment
GRN Date: 26/12/2018 11:59:57 **Bank :** State Bank of India
BRN : IK00WCYER7 **BRN Date:** 26/12/2018 12:01:12

DEPOSITOR'S DETAILS

Id No. : 19030001916722/5/2018

[Query No./Query Year]

Name : ASTER VINIMAY PVT LTD
Contact No. : **Mobile No. :** +91 9831005056
E-mail :
Address : 50 SUBURBAN SCHOOL KOLKATA 700025
Applicant Name : Org ASTER VINIMAY PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030001916722/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	19030001916722/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	101

In Words : Rupees Seventy Thousand One Hundred Twenty One only **Total** 70121

Handwritten signature or mark.

73/77/A

15800 m
M/s. Dular Vinings Pvt. Ltd
Pittman House



Name	Calculated from 2014-2015				Total
	Let to Spill Over Amount	Let to Spill Over Amount	Let to Spill Over Amount	Let to Spill Over Amount	
	3140.75	3215.75	3185.75	3140.75	15183.00
				177.30	177.30
					15535.70
	120.00	60.00	34.30		214.30
	7065.75	7005.75	7180.05	3748.45	15800.00

17-3-15

2015-16

Faint, illegible handwritten notes and scribbles on the reverse side of the paper.

SERAMPORE MUNICIPALITY

12367

124

RECEIPT FORM

Address: *Hand (West)*
 Date: *14*
 Name of Assessee: *M/s. Water Vendors Pvt. Ltd. also*
 Received the sum of Rs. *48,100/-* *Twenty Eight Thousand one hundred only*

	Current Year 2013-2014				Total Rs
	1st Qtr Apr-June Amount	2nd Qtr July-Sept Amount	3rd Qtr Oct-Dec Amount	4th Qtr Jan-March Amount	
Water	<i>27,620.25</i>	<i>3945.75</i>	<i>3945.75</i>	<i>3945.75</i>	<i>48,100 = 25</i>
Electricity		<i>177.30</i>	<i>177.30</i>	<i>177.30</i>	<i>591 = 90</i>
Water	<i>27,620.25</i>	<i>3945.75</i>	<i>3748.45</i>	<i>3748.45</i>	<i>42,811 = 35</i>
Electricity					<i>288 = 65</i>
Water	<i>27,620.25</i>	<i>3945.75</i>	<i>3748.45</i>	<i>3748.45</i>	<i>42,811 = 35</i>
Electricity					<i>288 = 65</i>
Total	<i>27,620.25</i>	<i>3945.75</i>	<i>3748.45</i>	<i>3748.45</i>	<i>42,811 = 35</i>
Grand Total	<i>27,620.25</i>	<i>3945.75</i>	<i>3748.45</i>	<i>3748.45</i>	<i>42,811 = 35</i>

09-07-2013 Signature of the Collector

Signature of Vice-Chairman

It is not valid unless signed by the Sarkar or Tax Collector

SPECIMEN FORM FOR TEN FINGERS PRINT



Approved

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



Approved

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

PHOTO

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

PHOTO

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




Additional Registrar of
Assurances in Kolkata
2 - JAN 2019

Major Information of the Deed

Deed No :	I-1903-00020/2019	Date of Registration	03/01/2019
Query No / Year	1903-0001916722/2018	Office where deed is registered	
Query Date	20/12/2018 1:06:34 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ASTER VINIMAY PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700025, Mobile No. : 9831005056, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 12,66,76,832/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: G. T. Road - Serampore, Road Zone : (Holding located on G.T. Road -- Holding located on G.T. Road) , Mouza: Shrirampur, Ward No: 21, Holding No:78/79/A Pin Code : 712203

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-82	LR-2956	Bastu	Bastu	1 Chatak 37 Sq Ft		1,77,510/-	Property is on Road
L2	LR-81	LR-2955	Bastu	Bastu	21 Katha 38 Sq Ft		3,28,13,278/-	Property is on Road
L3	LR-74	LR-25261	Bastu	Bastu	8 Katha		93,51,719/-	Property is on Road
L4	LR-75	LR-1148	Bastu	Bastu	21 Katha 6 Chatak 39 Sq Ft		3,33,99,925/-	Property is on Road
L5	LR-76	LR-7355	Bastu	Bastu	11 Katha 14 Chatak 29 Sq Ft		1,85,71,389/-	Property is on Road
L6	LR-77	LR-17374	Bastu	Bastu	3 Katha 1 Chatak 25 Sq Ft		48,27,393/-	Property is on Road
L7	LR-78	LR-2955	Bastu	Bastu	10 Katha 13 Chatak 43 Sq Ft		1,69,45,662/-	Property is on Road
L8	LR-80	LR-2956	Bastu	Bastu	4 Katha 12 Chatak		74,03,444/-	Property is on Road
L9	LR-83	LR-2955	Bastu	Bastu	2 Katha 32 Sq Ft		31,86,512/-	Property is on Road
		TOTAL :			134.1038Dec	0 /-	1266,76,832 /-	
		Grand Total :			134.1038Dec	0 /-	1266,76,832 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNRISE ENCLAVE PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAICS2280H, Status :Organization, Executed by: Representative, Executed by: Representative
2	HIRISE PROMOTERS PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AABCH4412R, Status :Organization, Executed by: Representative, Executed by: Representative
3	SAGUN VINIYOG PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAICS9363B, Status :Organization, Executed by: Representative, Executed by: Representative
4	MAINAK VINIMAY PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAECM2868F, Status :Organization, Executed by: Representative, Executed by: Representative
5	ANTRATMA COMMODITIES PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAGCA6782Q, Status :Organization, Executed by: Representative, Executed by: Representative
6	ANANT DISTRIBUTORS PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAGCA7066D, Status :Organization, Executed by: Representative, Executed by: Representative
7	ANAND SUPPLIERS PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAGCA6781P, Status :Organization, Executed by: Representative, Executed by: Representative
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAGCA6784J, Status :Organization, Executed by: Representative, Executed by: Representative
9	ATTRACTIVE DEALER PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAGCA6783R, Status :Organization, Executed by: Representative, Executed by: Representative
10	ANURAG SUPPLIERS PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAGCA6780N, Status :Organization, Executed by: Representative, Executed by: Representative
11	ASTER VINIMAY PRIVATE LIMITED 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AAGCA6346N, Status :Organization, Executed by: Representative, Executed by: Representative
12	TIRUPATI HI-TECH PRIVATE LIMITED 63/3B, SARAT BOSE ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.:: AACCT4791N, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1903-00020/2019-03/01/2019

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASTER VINIMAY PRIVATE LIMITED 50 , SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAGCA6346N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr UTSAV AGARWAL Son of Mr RAJIV AGARWAL 50 , SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJDPA7778B Status : Representative, Representative of : SUNRISE ENCLAVE PRIVATE LIMITED (as DIRECTOR), HIRISE PROMOTERS PRIVATE LIMITED (as DIRECTOR), SAGUN VINIYOG PRIVATE LIMITED (as DIRECTOR), MAINAK VINIMAY PRIVATE LIMITED (as DIRECTOR), TIRUPATI HI-TECH PRIVATE LIMITED (as AUTHORIZED SIGNATORY)
2	Mr ARUN KUMAR KEDIA (Presentant) Son of Mr RAM KUMAR KEDIA 50 , SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCK8353F Status : Representative, Representative of : ANTRATMA COMMODITIES PRIVATE LIMITED (as DIRECTOR), ANANT DISTRIBUTORS PRIVATE LIMITED (as DIRECTOR), ANAND SUPPLIERS PRIVATE LIMITED (as DIRECTOR), ANTRIKSH SUPPLIERS PRIVATE LIMITED (as DIRECTOR), ATTRACTIVE DEALER PRIVATE LIMITED (as DIRECTOR), ANURAG SUPPLIERS PRIVATE LIMITED (as DIRECTOR), ASTER VINIMAY PRIVATE LIMITED (as DIRECTOR), ASTER VINIMAY PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr JOYDEB GHOSH Son of Mr JAYANTA KUMAR GHOSH JAFFARPUR KALITALA , BARRACKPORE, P.O:- NCP, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700122, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr UTSAV AGARWAL, Mr ARUN KUMAR KEDIA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec

Major Information of the Deed :- I-1903-00020/2019-03/01/2019

5	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.0156597 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
5	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.89476 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec

Major Information of the Deed :- I-1903-00020/2019-03/01/2019

4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.825 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
5	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-2.94651 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec

Major Information of the Deed :- I-1903-00020/2019-03/01/2019

3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
5	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.63835 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
5	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.425868 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec

Major information of the Deed :- I-1903-00020/2019-03/01/2019

2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
5	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-1.49493 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
5	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.653125 Dec

Major Information of the Deed :- I-1903-00020/2019-03/01/2019

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	SUNRISE ENCLAVE PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
2	HIRISE PROMOTERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
3	SAGUN VINIYOG PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
4	MAINAK VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
5	ANTRATMA COMMODITIES PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
6	ANANT DISTRIBUTORS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
7	ANAND SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
8	ANTRIKSH SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
9	ATTRACTIVE DEALER PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
10	ANURAG SUPPLIERS PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
11	ASTER VINIMAY PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec
12	TIRUPATI HI-TECH PRIVATE LIMITED	ASTER VINIMAY PRIVATE LIMITED-0.281111 Dec

Endorsement For Deed Number : I - 190300020 / 2019

On 24-12-2018

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 12,66,76,832/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1903-00020/2019-03/01/2019

On 02-01-2019

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

Presented for registration at 16:10 hrs on 02-01-2019, at the Private residence by Mr ARUN KUMAR KEDIA ,

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

Execution is admitted on 02-01-2019 by Mr UTSAV AGARWAL, AUTHORIZED SIGNATORY, TIRUPATI HI-TECH PRIVATE LIMITED, 63/3B, SARAT BOSE ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, SUNRISE ENCLAVE PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, HIRISE PROMOTERS PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, SAGUN VINIYOG PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, MAINAK VINIMAY PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr JOYDEB GHOSH, , Son of Mr JAYANTA KUMAR GHOSH, JAFFARPUR KALITALA, BARRACKPORE, P.O: NCP, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Service

Execution is admitted on 02-01-2019 by Mr ARUN KUMAR KEDIA, DIRECTOR, ANTRATMA COMMODITIES PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, ANANT DISTRIBUTORS PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, ANAND SUPPLIERS PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, ANTRIKSH SUPPLIERS PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, ATTRACTIVE DEALER PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, ANURAG SUPPLIERS PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025; DIRECTOR, ASTER VINIMAY PRIVATE LIMITED, 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE SO, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr JOYDEB GHOSH, , Son of Mr JAYANTA KUMAR GHOSH, JAFFARPUR KALITALA, BARRACKPORE, P.O: NCP, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Service

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 03-01-2019

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 Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2018 12:01PM with Govt. Ref. No: 192018190321530801 on 26-12-2018, Amount Rs: 101/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00WCYER7 on 26-12-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1903-00020/2019-03/01/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 121247, Amount: Rs.5,000/-, Date of Purchase: 31/12/2018, Vendor name:
Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2018 12:01PM with Govt. Ref. No: 192018190321530801 on 26-12-2018, Amount Rs: 70,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00WCYER7 on 26-12-2018, Head of Account 0030-02-103-003-
02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 1483 to 1544

being No 190300020 for the year 2019.



Digitally signed by PROBIRKUMAR
GOLDER
Date: 2019.01.04 15:51:53 +05:30
Reason: Digital Signing of Deed.

Handwritten signature of Probir Kumar Golder

(Probir Kumar Golder) 1/4/2019 3:51:23 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)