

18.2 The respective allocation of the Parties shall be subject to the restrictions on transfer and use intended for the common benefits of all occupiers of the Building which shall also include the following: -

18.2.1 neither Party shall use or permit use of its respective allocation in the Building or any portion thereof for carrying on any polluting, obnoxious, illegal or immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the Building;

18.2.2 neither Party including their respective nominee(s) or Purchaser(s) shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alterations therein;

18.2.3 neither Party including their respective nominee(s) or Purchaser(s) shall do any act, deed or thing which may in any manner disturb, obstruct or prejudice peaceful occupation and enjoyment of other occupiers of the Building; and

18.2.4 neither Party including their respective nominee(s) or Purchaser(s) shall in any manner demolish or permit demolition of any structure or in any manner change, add or alter the Common Areas and the car parking spaces.

18.3 Any notice required to be given by one Party to the other shall be deemed to have been served on the other if delivered by hand or fax or sent by pre-paid registered post with acknowledgement due at the address mentioned below:

R. Ramchandan

OWNERS' ADDRESSES:

Name : INDRANIL GHOSH
 Address : 13214 FRAZIER PL NW
 SEATTLE, WA 98177

Name : AMRITA DOUGLAS
 Address : 16 EAST 96TH STREET
 APARTMENT 68, NEW YORK
 NY10128

Name : ROSHNI SURANA
 Address : 56 QUEENS WOOD COURT
 KINGS AVENUE, LONDON
 SW4 8EB

DEVELOPER'S ADDRESS:

Name : MASTER PROPERTIES PRIVATE LIMITED
 Address : 5B HEYSHAM ROAD, KOLKATA 700 020
 Attention : MR RISHAD RAMCHANDANI

18.4 Whether or not the transactions contemplated by this Agreement are completed in accordance with the terms hereof, the Parties hereto agree to hold in confidence and shall not disclose in any manner to any third party or use for any purpose other than that for which it is disclosed, any information relating to the marketing strategies, customers, finance, advertisement, and other business policies of the other Party.

The foregoing shall not apply if: -

18.4.1 such information is in the public domain through no fault of the disclosing Party;

- 18.4.2 such information was in possession of the receiving party prior to its disclosure and which was not previously obtained from the disclosing party; or
- 18.4.3 such information was furnished to the receiving party by a third party as a matter of right without restriction on disclosure.
- 18.5 If any term or provision in this Agreement shall be held to be illegal or unenforceable, in whole or in part, under any enactment or rule of law, such term or provision or part thereof shall, to that extent, be deemed not to form part of this Agreement but the validity and enforceability of the remainder of this Agreement shall not be affected. All agreements/deeds, if any, executed prior to this Agreement concerning the Schedule Property between the Parties herein shall be deemed to be cancelled and of no effect whatsoever.
- 18.6 The signatories executing this Agreement represent and warrant that they have the right to execute and deliver this Agreement and this Agreement is binding on the Owners in accordance with its terms.
- 18.7 The signatory executing this Agreement on behalf of Developer represents and warrants that he is duly authorized to execute and deliver this Agreement on behalf of the Developer in accordance with the resolution passed by the Board of Directors of the Developer and this Agreement is binding on the Developer in accordance with its terms.
- 18.8 This Agreement is executed in counter parts and each Party shall hold its original copy.



ARTICLE 19**GOVERNING LAW, JURISDICTION AND ALTERNATE DISPUTE RESOLUTION**

- 19.1 In the event of any dispute or difference arising between the Parties, the courts / tribunals in Kolkata City alone shall have exclusive jurisdiction to adjudicate on any matter concerning this Agreement to the exclusion of all other courts/tribunals.
- 19.2 This Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.
- 19.3 Any dispute or difference between the parties with regard to this Agreement and all connected and related matters whatsoever including its implementation shall be discussed and settled amicably. In the event of any failure to resolve such disputes or differences amicably, all such disputes or differences shall be referred to arbitration to be conducted by three arbitrators. The Developer shall appoint one arbitrator and the Owners shall jointly appoint one arbitrator, and the two appointed arbitrators shall jointly appoint the third and the presiding arbitrator.
- 19.4 The arbitration proceedings shall be conducted in English and in accordance with the provisions of Indian Arbitration and Conciliation Act, 1996 or any statutory modification or enactment thereof. The venue of arbitration shall be Kolkata.

FIRST SCHEDULE**(SCHEDULE PROPERTY)**

All That the two storied brick built messuage and dwelling house of 6000 sq. ft. with out-houses having total built up area of 2000 sq. ft. aggregating to 8000 sq. ft.



known as Premises No.15C, Raja Santosh Road, Calcutta Together with the piece or parcel of rent free land thereunto belonging and containing an area of 12 Cottahs 10 chittack 6 sq. ft. approximately situate in Mouza Durgapore, pargana Magura, Thana Chetla and Sub-Registration District Alipore in the District of 24 Parganas and butted and bounded on the North partly by 15C/1B, Raja Santosh Road, On the East by 17, Raja Santosh Road, On the South by Raja Santosh Road and On the West by 15B, Raja Santosh Road and delineated in the plan hereto annexed and thereon bordered 'red'.

OR HOWSOEVER OTHERWISE the said lands hereditaments and premises which at any time heretofore were or was and now are or is situate butted bounded known numbered and distinguished.

The revenue in respect of the land is payable to Government of West Bengal.

SECOND SCHEDULE

(Amenities and Fittings)

Water Supply	24- Hour water supply from captive and deep tube-wells with a filtration and treatment plant if required
Walls	Conventional brickwork
Wall finish	Interior – Plaster of Paris: Exterior – combination of superior quality cement/textured paints
Flooring and dado	1) Italian Marble in all bedrooms, living/dining and ceramic/vitrified tiles in kitchen. 2) Kitchen flooring to be made with vitrified tiles.
Kitchen	1) Kitchen platform to be made of granite. 2) Dado of ceramic tiles, upto a height of two feet from the platform. 3) Stainless steel sink

[Handwritten initials]

P. Ramchandani

Toilet	<ol style="list-style-type: none"> 1) Standard ceramic tiles on the wall upto 7' height 2) Reputed brands of high quality sanitaryware and CP fittings 3) Concealed plumbing and pipe work 4) Provision for geyser
Doors	<ol style="list-style-type: none"> 1) Door frame made of seasoned and treated wood 2) Flush Solid core/panel doors 3) Locks of stainless steel/brass
Windows	Fully glazed aluminium windows
Electrical	<ol style="list-style-type: none"> 1) Provision for adequate light points 2) Modular Switches belonging to superior brands 3) Provision for bedside lamps 4) Provision on TV & Telephone line in Master Bed Room and Living/Dining area
Common Lighting	Overhead illumination for compound and street lighting inside the complex.
Wiring	ISI approved brand of concealed wiring of electricity, telephone and television.
Air-Conditioning	Provision of air-conditioning in all bedrooms
Amenities	<ol style="list-style-type: none"> 1) Lift provided for every floor in the building 2) Cable TV and intercom facility. 3) State-of-the-art fire fighting equipment and extinguishers as required by law.
Provisional features	<ol style="list-style-type: none"> 1) Car parking and servant's quarter at ground floor level. 2) Adequate standby generator for common areas, services and apartments.

(Handwritten initials)

R. Ramchandani


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

SIGNED SEALED AND DELIVERED by the withinnamed Owners at Kolkata in the presence of :

1. Ram Prasad Pal
(RAM PRASAD PAL)
16/3 P.K. Roychoudhuri
2nd bye lane. How-3
2. Kusum Dadoo
Advocate
High Court, Calcutta


INDRANIL GHOSH


AMELITA DATTA DAS


(ROSHNI SURANA)


SIGNED SEALED AND DELIVERED by the withinnamed Developer at Kolkata through its Director Mr ~~Harish Prite~~ ^{RISHAD} Ramchandani pursuant to the resolution of its Board of Directors passed in the meeting held on 20.11.2015 in the presence of :

1. Ram Prasad Pal
2. Kusum Dadoo

Master Properties Pvt. Ltd.

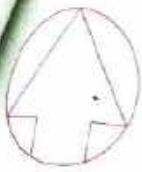
Director

Drafted by :

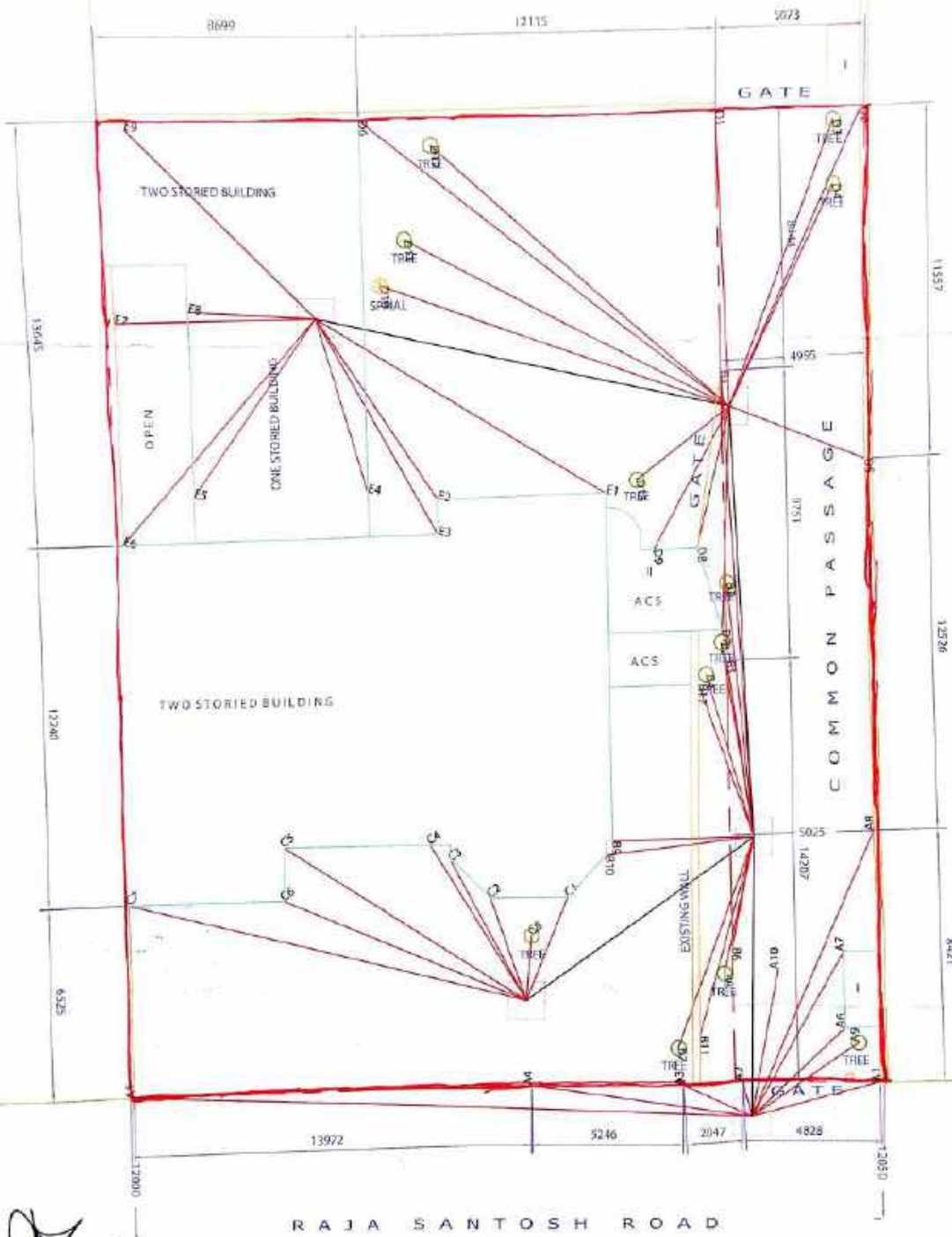


Kusum Dadoo
Khaitan & Co. LLP, Advocates
Enrolment No.WB/1677/78

M. NORTH



FOUR STORED BUILDING
PREMISES NO.15C/10 RAJA SANTOSH ROAD



(Handwritten signatures and initials)

RAJA SANTOSH ROAD

SURVEY JUNCTION
2/1B, PARBOLY CHAKRABORTY
LANE, KOLKATA - 700026.

SURVEY PLAN OF PREMISES
NO.15C RAJA SANTOSH ROAD,
KOLKATA - 700027.

DRAWN	C.D.B.	DRAWING NO.
CHEKED	S.MITTA,	50-691-11.
SCALE	1:100	DATE
DATE OF SURVEY	01.11.2011.	TITLE
		SURVEY PLAN

LAND AREA STATEMENT

TOTAL LAND AREA (INCLUDING PASSAGE)	AREA OF PASSAGE
845.000 SQ.METRE.	163.452 SQ.METRE.
12K. 10CH. 06SFT.	02K. 07CH. 04SFT.
(MORE OR LESS)	(MORE OR LESS)

R. Ramcharan Jain

- NOTE:-**
- (1) ALL DIMENSIONS ARE IN MM.
 - (2) PROPERTY LINE AS SHOWN BY THE PARTY SHOWN THUS.
 - (3) A.C.S INDICATE ASBESTOS SHEED
 - (4) 'T' INDICATE ONE STORED BUILDING.

FORM FOR TEN FINGERPRINTS









PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand	Thumb				


PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand	Thumb				

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand	Thumb				

FORM FOR TEN FINGERPRINTS

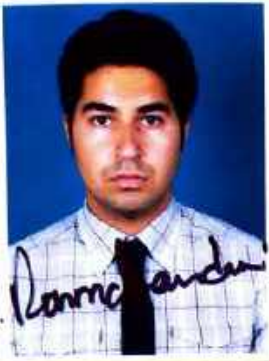










PHOTO 		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Prof. V. I. ...
DATED THIS 21st DAY OF November 2015

BETWEEN

INDRANIL GHOSH, SMT AMRITA DOUGLAS &
ROSHNI SURANA

... the Owners

AND

MASTER PROPERTIES PRIVATE LIMITED

... the Developer

DEVELOPMENT AGREEMENT



KHAITAN
& CO

Khaitan & Co LLP

Advocates

1B, OLD POST OFFICE STREET

KOLKATA-700 001













Government of West Bengal

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



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

Signature / LTI Sheet of Query No/Year 19011000341959/2015

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	INDRANIL GHOSH 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetta, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Land Lord		7168 	 21/11/2015
2	Smt AMRITA DOUGLAS 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetta, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Land Lord		7169 	 21/11/2015
3	Smt ROSHNI SURANA 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetta, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Land Lord		7170 	 21/11/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr RISHAD RAMCHANDANI 5B, HEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Developer [MASTER PROPER TIES PVT LTD]		7167 	R. Ramchandani 21-11-15
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr RAM PRASAD PAL Son of Late RATNESWAR PAL 16/3, P K ROY CHOWDHURY 2ND BYE LANE, P.O:- B GARDEN, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103	INDRANIL GHOSH, Smt AMRITA DOUGLAS, Smt ROSHNI SURANA, Mr RISHAD RAMCHANDANI		Ram Prasad Pal 21/11/15	

(Suja Kumar Maity)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

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

GRN: 19-201516-002414056-1
GRN Date: 21/11/2015 13:16:48
BRN: 3832456

Payment Mode: Online Payment
Bank: United Bank
BRN Date: 21/11/2015 13:19:43

DEPOSITOR'S DETAILS

Id No. : 19011000341959/3/2015
[Query No./Query Year]

Name : Khaitan and Co LLP
Contact No. :
E-mail :
Address : 1B Old Post Office Street Kolkata - 01
Applicant Name : Mr KHAITAN AND CO LLP
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19011000341959/3/2015	Property Registration- Registration Fees	0030-03-104-001-16	101
2	19011000341959/3/2015	Property Registration- Stamp duty	0030-02-103-003-02	75020
Total				75121

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INDRANIL GHOSH

SHANKAR GHOSH

27/05/1964

Permanent Account Number

AYGPG7174H

Indranil Ghosh

Signature



Indranil Ghosh

W. J. M.



UTI Infrastructure
Technology And
Services Limited

PAN Application Status

Application / Coupon Number	000000000/562041687
Applicant Name	AMRITA DOUGLAS
Status	CARD DESPATCHED
PAN NUMBER	CHCPD7616L
Dispatch Date	02-SEP-15

Back

ACD/L

NP/A-246/14
भारत गणराज्य REPUBLIC OF INDIA

अपने दस्तावेज, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सारी से विमुक्त
उपाय संबंधी हो, अर्थात् एवं आदेशों को जारी है कि वे धारक को बिना किसी
नोक-दोक के स्वतंत्र रूप से आने-जाने दें, और उसे हात-की ऐसी सहायता
और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

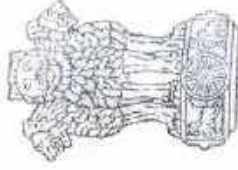
THESE ARE TO REQUEST AND REQUESTS IN THE NAME OF
THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM
IT MAY CONCERN TO ALLOW THE DISABER TO PASS FREELY
WITHOUT LET OR HINDERANCE AND TO AFFORD HIM OR HER,
EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE
MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से
BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA



Kailash Prasad
Kailash Prasad
Assistant Consular Officer
Consulate General of India
New York

पासपोर्ट
PASSPORT



सत्यमेव जयते

भारत गणराज्य
REPUBLIC OF INDIA

ACD

NOTICE TO ADDRESSEE ONLY

PLEASE PRINT OR TYPE CLEARLY

Print or type recipient's name and title (if any) in full

SHANKAR GHOSH

Print or type name of addressee

UTTARA GHOSH

Print or type street name and number

Print or type city

16 EAST 96TH STREET 6B

NEW YORK NY 10128

Print or type country

USA

Print or type ZIP code and city (if different from ZIP code) and state (if different from ZIP code)

Z2433398

15/02/2013

NEW YORK

Print or type tracking number

USAN21922014

At 0/1


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ROSHNI SURANA
SHANKAR GHOSH

10/05/1959
Permanent Account Number

DBBPS9528A


Signature





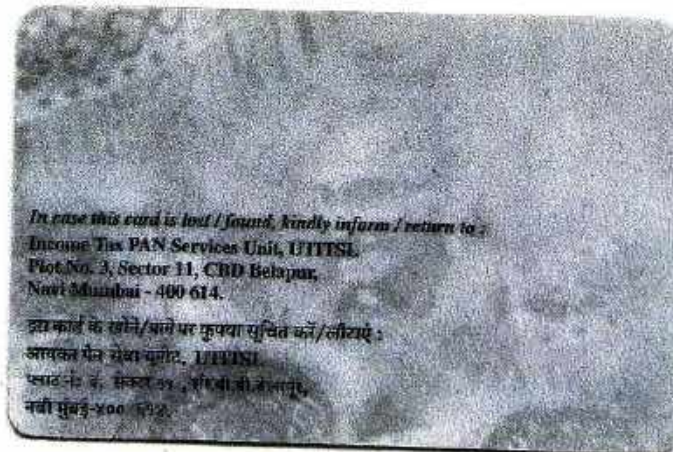
In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचना करें / लौटाएं
आयकर पैन सेवा यूनिट, UITSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.



Master Properties Pvt. Ltd.

R. Ramchandani
Director



यह पत्रिका भारतीय राजदूत कार्यालय की ओर से जारी की गई है। इसका उपयोग केवल भारत के विदेशों में प्रवेश करने वाले नागरिकों के लिए किया जाना चाहिए।

यह पत्रिका भारतीय राजदूत कार्यालय की ओर से जारी की गई है। इसका उपयोग केवल भारत के विदेशों में प्रवेश करने वाले नागरिकों के लिए किया जाना चाहिए।

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REGISTRATION

CAUTION

REGISTRATION OF THIS PASSPORT SHOULD BE COMPLETED WITHIN 14 DAYS OF THE DATE OF ISSUANCE. FAILURE TO DO SO MAY RESULT IN THE PASSPORT BEING DEEMED INVALID. THE HOLDER OF THIS PASSPORT SHOULD BE ADVISED TO REGISTER WITHIN 14 DAYS OF THE DATE OF ISSUANCE. FAILURE TO DO SO MAY RESULT IN THE PASSPORT BEING DEEMED INVALID. THE HOLDER OF THIS PASSPORT SHOULD BE ADVISED TO REGISTER WITHIN 14 DAYS OF THE DATE OF ISSUANCE. FAILURE TO DO SO MAY RESULT IN THE PASSPORT BEING DEEMED INVALID.

पिता / माता / पति / पत्नी का नाम / Name of Father / Legal Guardian

SHANKAR GHOSH

माता का नाम / Name of Mother

UTTARA GHOSH

पति / पत्नी का नाम / Name of Spouse

GILES FABIAN RUSSELL

पता / Address

56, QUEENSWOOD COURT

KINGS AVENUE

LONDON SW4 8EB

पुस्तिका नंबर / Old Passport No. with Date and Place of Issue

A8985199 12/03/2001 LONDON

फाइल नंबर / File No.

GBRLP0129211

CANCELLED AND RETURNED
WHICH HOLD VALID VISAS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RISHAD RAMCHANDANI
HARISH RAMCHANDANI

12/11/1986
Permanent Account Number
APDPR2364A

R. Ramchandani
Signature



R. Ramchandani

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, ITTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएँ :
आयकर पैन सेवा यूनिट, मुद्राजाल सेवाएँ
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई बेलपुर
नवी मुंबई - 400 614.

जलसुधकर विसाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAM PRASAD PAL

RATNESWAR PAL

28/06/1972

Permanent Account Number

MP2416N



Signature

Signature

Ram Prasad Pal

In case this card is lost / found, kindly inform / return to :
Sector 11, The PAN Services Unit, UTDISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सीटारु :
आयकर सेवा सेवा यूनिट, UTDISL
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई, महाराष्ट्र,
पिन कोड - 400 614.

Seller, Buyer and Property Details

Land Lord & Developer Details

Presentant Details

SL No.	Name and Address of Presentant
1	Mr RISHAD RAMCHANDANI 5B, HEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature
1	INDRANIL GHOSH Son of SHANKAR GHOSH 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYGPG7174H.; Status : Individual; Date of Execution : 21/11/2015; Date of Admission : 21/11/2015; Place of Admission of Execution : Pvt. Residence
2	Smt AMRITA DOUGLAS Daughter of SHANKAR GHOSH 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CHCPD7616L.; Status : Individual; Date of Execution : 21/11/2015; Date of Admission : 21/11/2015; Place of Admission of Execution : Pvt. Residence
3	Smt ROSHNI SURANA Daughter of SHANKAR GHOSH 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. DBBPS9528A.; Status : Individual; Date of Execution : 21/11/2015; Date of Admission : 21/11/2015; Place of Admission of Execution : Pvt. Residence

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>MASTER PROPERTIES PVT LTD 5B, HEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCM5973C,; Status : Organization; Represented by representative as given below:-</p>
1(1)	<p>Mr RISHAD RAMCHANDANI 5B, HEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APDPR2364A,; Status : Representative; Date of Execution : 21/11/2015; Date of Admission : 21/11/2015; Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			Signature
SL No.	Identifier Name & Address	Identifier of	
1	<p>Mr RAM PRASAD PAL Son of Late RATNESWAR PAL 16/3, P K ROY CHOWDHURY 2ND BYE LANE, P.O:- B GARDEN, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India.</p>	<p>INDRANIL GHOSH, Smt AMRITA DOUGLAS, Smt ROSHNI SURANA, Mr RISHAD RAMCHANDANI</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Santosh Road, , Premises No. 15C, Ward No: 74</p>		<p>12 Katha 10 Chatak 6 Sq Ft</p>	1/-	10,17,61,492/-	<p>Proposed Use: Bastu, Property is on Road</p>

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Sch No.	Structure Location	Area of Structure	Structure Details		Other Details
			Setforth Value(In Rs.)	Market Value(In Rs.)	
F0	Gr. Floor	2000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	2000 Sq Ft.	1/-	15,00,000/-	
F0	Gr. Floor	3000 Sq Ft.	0/-		Structure Type: Structure
F1	Floor No: 1	3000 Sq Ft.	0/-		Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S2	On Land L1	6000 Sq Ft.	1/-	51,00,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	INDRANIL GHOSH	MASTER PROPERTIES PVT LTD	13.8953	66.66
	Smt AMRITA DOUGLAS	MASTER PROPERTIES PVT LTD	3.47486	16.67
	Smt ROSHNI SURANA	MASTER PROPERTIES PVT LTD	3.47486	16.67

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	INDRANIL GHOSH	MASTER PROPERTIES PVT LTD	1320 Sq Ft	66
	Smt AMRITA DOUGLAS	MASTER PROPERTIES PVT LTD	340 Sq Ft	17
	Smt ROSHNI SURANA	MASTER PROPERTIES PVT LTD	340 Sq Ft	17
S2	INDRANIL GHOSH	MASTER PROPERTIES PVT LTD	3960 Sq Ft	66
	Smt AMRITA DOUGLAS	MASTER PROPERTIES PVT LTD	1020 Sq Ft	17
	Smt ROSHNI SURANA	MASTER PROPERTIES PVT LTD	1020 Sq Ft	17

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	KHAITAN AND CO LLP
Address	1 B, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190109135 / 2015

Query No/Year	19011000341959/2015	Serial no/Year	1901008809 / 2015
Deed No/Year	I - 190109135 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr RISHAD RAMCHANDANI	Presented At	Private Residence
Date of Execution	21-11-2015	Date of Presentation	21-11-2015

Remarks

On 21/11/2015

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

Presented for registration at 14:25 hrs on : 21/11/2015, at the Private residence by Mr RISHAD RAMCHANDANI ,

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 10,83,61,492/-

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

Execution is admitted on 21/11/2015 by

INDRANIL GHOSH, Son of SHANKAR GHOSH, 15C, RAJA SANTOSH ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Service
Indetified by Mr RAM PRASAD PAL, Son of Late RATNESWAR PAL, 16/3, P K ROY CHOWDHURY 2ND BYE LANE, P.O: B GARDEN, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By Profession Service

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

Execution is admitted on 21/11/2015 by

Smt AMRITA DOUGLAS, Daughter of SHANKAR GHOSH, 15C, RAJA SANTOSH ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business
Indetified by Mr RAM PRASAD PAL, Son of Late RATNESWAR PAL, 16/3, P K ROY CHOWDHURY 2ND BYE LANE, P.O: B GARDEN, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By Profession Service

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

Execution is admitted on 21/11/2015 by

Smt ROSHNI SURANA, Daughter of SHANKAR GHOSH, 15C, RAJA SANTOSH ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Service
Indetified by Mr RAM PRASAD PAL, Son of Late RATNESWAR PAL, 16/3, P K ROY CHOWDHURY 2ND BYE LANE, P.O: B GARDEN, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By Profession Service

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

Execution is admitted on 21/11/2015 by

Mr RISHAD RAMCHANDANI DIRECTOR, MASTER PROPERTIES PVT LTD, 5B, HEYSHAM ROAD, P.O:-
BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020
Indetified by Mr RAM PRASAD PAL, Son of Late RATNESWAR PAL, 16/3, P K ROY CHOWDHURY 2ND BYE
LANE, P.O: B GARDEN, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By
Profession Service



(Sujan Kumar Maity)

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

On 23/11/2015

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt.
of WB

1. Rs. 101/- is paid, by online on 21/11/2015 1:19PM with Govt. Ref. No. 192015160024140561 on 21-11-
2015, Bank: United Bank (UTBI00CH175), Ref. No. 3832456 on 21/11/2015, 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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt.
of WB

1. Rs. 75,020/- is paid, by online on 21/11/2015 1:19PM with Govt. Ref. No. 192015160024140561 on 21-11-
2015, Bank: United Bank (UTBI00CH175), Ref. No. 3832456 on 21/11/2015, Head of Account 0030-02-103-
003-02



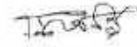
(Sujan Kumar Maity)

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

On 24/11/2015

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.



(Sujan Kumar Maity)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 163833 to 163900

being No 190109135 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY

Date: 2015.11.28 13:57:48 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 28/11/2015 13:57:47

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)