

D.S.R. III, Alipore, Book-1, Decd-625/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AA 565574

COST OF FEES

F(i) 2.00
 F(ii) 2.00
 G(a) 120.00
 G(b)
 Plan
 Xerox
 Stamp 10.00
 C.F.S. 10.00
 Total



1603000503/2016
 dt 15.02.2016

WJ
 D.S.R.-III, Alipore
 South 24 Parganas

15 FEB 2016

02 FEB 2016

1335

14

No. 1335
vs. Secy. ...
Address ...
P. S. ...
Lawyer ...



S K LATH & CO
ADVOCATES
6A, Kiran Sankar Roy Road
2nd Floor, Kolkata - 700 001

Santosh Kr. Dey
ALIPIUR POLICE COURT
Kolkata 27



0071A/16

200625/16

भारतीय गैर न्यायिक

दस
रुपये
रु.10

TEN
RUPEES

Rs.10



INDIA NON JUDICIAL

WKS
8.2.16

पश्चिम बंगाल WEST BENGAL

97AA 565573

REGISTERED

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

WKS
District Sub-Register-III
Alipore, South 24-parganas

8-146576/16

BOUNDARY DECLARATION

I, MR. ABHISHEK AGARWAL (PAN: ACJFA3843J) son of Sri Dayaram Agarwal, by religion Hindu and residing at No. 26, Shakespeare Sarani, Dimple Court, 6th Floor, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata - 700017, being the common Authorized Signatory (Designated Partner in M/s. Altamira Projects LLP, and



02 FEB 2016

1334



S. K. LATH & CO
ADVOCATES
6A, Kisan Sankar Roy Road
2nd Floor, Kolkata-700 001

Santosh Kr. Das
ALIPUR POLICE STATION
Kolkata

(Signature)
(Abhishek Agarwal)



NETI-431

ALTAMIRA PROJECTS LLP

(Signature)
Designated Partner

TRIMURTI VILLA PVT. LTD.

(Signature)
Director



(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas

08 FEB 2016

Identified by me:

Neha Mehta, Advocate
High Court, Calcutta
P.O. GPO, P.S. Hasle Street
Kolkata-700001

Enrollment NO. F/1317/09



Director in M/s. Trimurti Villa Pvt. Ltd.) pursuant to resolution dated 30.01.2016 passed by the Board of Directors and representing both and on behalf of (1) MESSERS ALTAMIRA PROJECTS LLP. (PAN No: AAZFA4420H), a Limited Liability Partnership within the meaning of Limited Liability Partnership Act, 2008 and (2) MESSERS TRIMURTI VILLA PRIVATE LIMITED (PAN No.: AADCT9398Q), a Company incorporated under the Companies Act, 1956, both having its common registered office at No. 26, Shakespeare Sarani, Dimple Court, 8th Floor, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata - 700017, do hereby solemnly affirm and undertake as follows :-

1. That the above LLP. and Company are the joint Lessees having long term joint leasehold right and interest over Premises No. 67A/1, Ballygunge Circular Road, Kolkata - 700019, Ward-69, Borough-VIII.
2. That the above LLP. and Company propose to construct a building/s in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and shown in the plan annexed, demarcated with "RED" border.
3. That the above LLP. and Company shall be liable to any dispute with any of their neighbours adjoining to their premises in future. However, the Kolkata Municipal Corporation will not be liable for any litigation of the said land. That the above LLP. and company have submitted a plan for construction of a building/s in the said premises for sanction vide an application.
4. That the above LLP. and Company herein are the joint lessees of the aforesaid premises being Premises No. 67A/1, Ballygunge Circular Road, Kolkata - 700019, covering a total land being 2258.85 Sq.mt., a little more or less within the municipal limits of Kolkata with structure standing thereon also shown in the plan annexed herewith.
5. That there is no Civil or Criminal suit pending against the aforesaid premises and the aforesaid premises is free from all encumbrances.



6. That, in case any dispute of boundary, the sanctioned plan may stand revoked.
7. That the aforesaid site plan is part of the affidavit.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring 2258.85 Sq. Mt. more or less, together with structure situate and lying at and being Premises No. 67A/1, Ballygunge Circular Road, Kolkata - 700019, Police Station Karaya, being bulleted and bounded in the manner as follows :-

ON THE NORTH: Measuring (5644+12700+21280+9930) mm. & bounded by Premises No. 68B, B.C. Road.

ON THE SOUTH: Measuring (11090+4810+18865) mm. & bounded by a 10 storied building.

ON THE EAST: Measuring (23355+4358+3875+12215+3940) mm. & bounded by Premises Nos. 224, A.J.C. Bose Road, & 67C, B.C. Road.

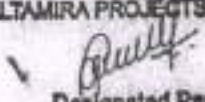
ON THE WEST: Measuring (5029+18305+8210+5700+6340+6875+4155) mm. & bounded Ballygunge Circular Road.

That the statements contained in the foregoing paragraphs are true to my knowledge.



4

ALTAMIRA PROJECTS LLP


Designated Partner

(MESSERS ALTAMIRA PROJECTS L.L.P.)

Represented by its Authorized Signatory/
Designated Partner Abhishek Agarwal

TRIMURTI VILLA PVT. LTD.


Director

(MESSERS TRIMURTI VILLA PRIVATE LIMITED)

Represented by its Authorized Signatory/
Director Abhishek Agarwal

DATE: 8th FEBRUARY, 2016

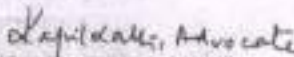
PLACE: KOLKATA

WITNESSES:

1. Neha Mehta, Advocate
6A, K.S. Roy Road
Kolkata - 700001

2. Shubhadeep Ray, Advocate
6A, K.S. Roy Road, Kol - 700001

Drafted by:


(Enrollment No. F-517/01)

M/s S.KLATH & CO.

Advocates,

6A, K.S. Roy Road, 2nd floor,

Kolkata - 700 001

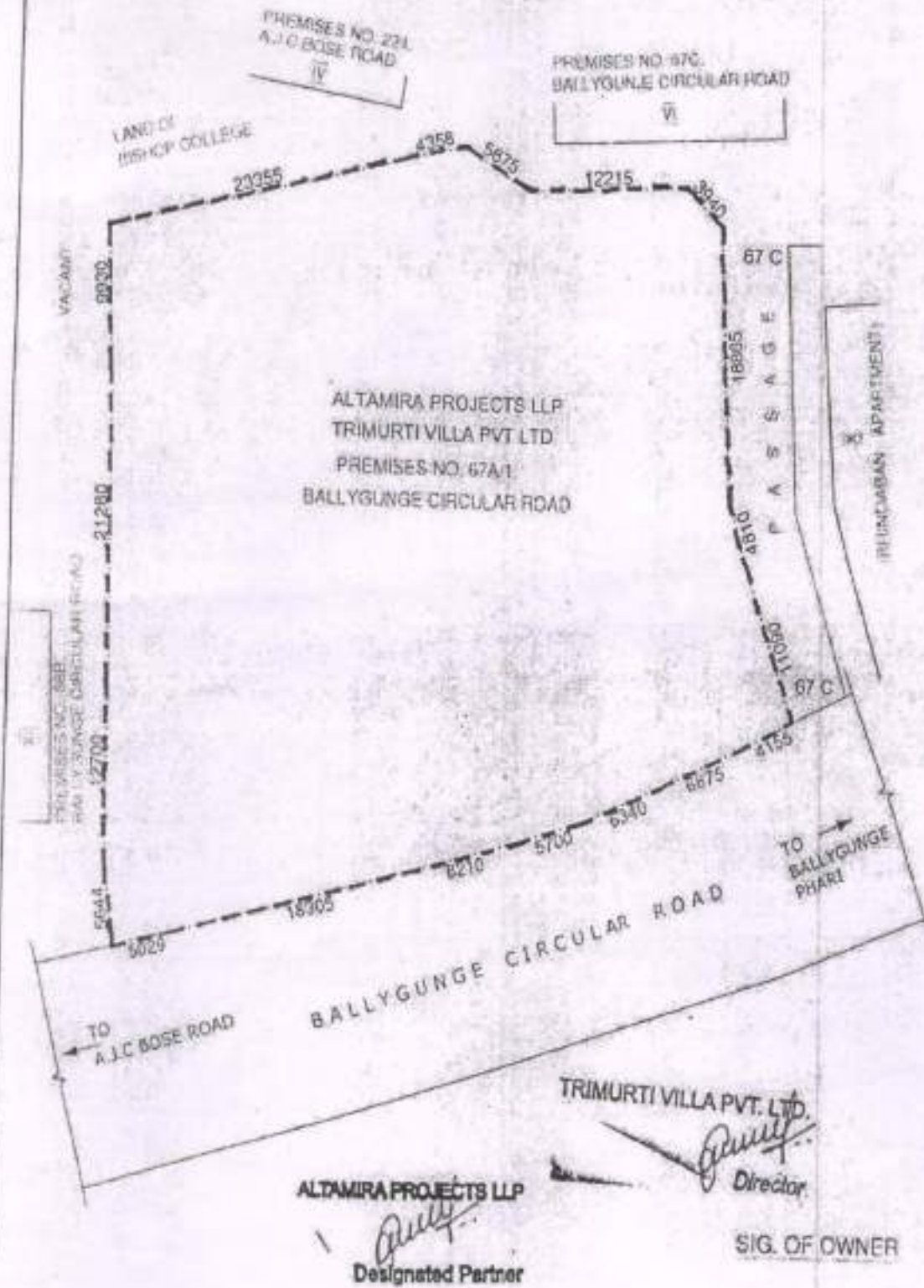
DECLARANTS



SITE PLAN FOR PREMISES NO. 67A/1, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019, WARD NO. - 69, BOROUGH-VIII, P.O. - PARK CIRCUS. P.S. - KARAYA

LAND AREA : 2258.85 SQ.M. (1B.-13K.-12CH.-14 SQ.FT.)

SCALE 1:400





Specimen Form for Ten Fingerprints

Signature of the
 No. of documents

Pres



ABHISHEK AGARWAL

Little	Ring	Middle left	Fore hand	Thumb
Thumb	Fore	Middle right	Ring hand	Little
Little	Ring	Middle left	Fore hand	Thumb
Thumb	Fore	Middle right	Ring hand	Little
Little	Ring	Middle left	Fore hand	Thumb
Thumb	Fore	Middle right	Ring hand	Little





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

us

Query No / Year	16031000046576/2016	Query Date	04/02/2016 4:32:22 PM
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	S K Lath And Co		
Address	6A, K. S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Solicitor firm		
Other Details	Mobile No. : 9835167642		
Transaction	[0901] Declaration, Declaration relating to immovable property		
Additional Transaction Details			
Set Forth value	Rs. 0/-	Total Market Value:	Rs. 25,03,02,170/-
Stampduty Payable	Rs. 10/-	Stampduty Article:-	4
Registration Fee Payable	Rs. 39/-	Registration Fee Article:-	E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 0/-		
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Amul

Query No:-16031000046576/2016, 04/02/2016 05:02:11 PM SOUTH 24-PARGANAS (D.S.R. - III)

Page 1 of 3

04/02/2016 Query No:-16031000046576 / 2016 Deed No :- 160300625 / 2016, Document is digitally signed.

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Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (A. J. C. Bose Rd – Rainy Park On Road) , Premises No. (574/5) 67 A/1	(A. J. C. Bose Rd – Rainy Park On Road)	24314.3 Sq Ft	0/-	25,03,02,170/-	Proposed Use: Bastu, Property is on Road
Declarant Details						
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	M/s. Altamira Projects LLP 26, Shakespear Sarani, Dimple Court, 8th Floor, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAZFA4420H,		
2	M/s. Trimurti Villa Pvt Ltd 26, Shakespear Sarani, Dimple Court, 8th Floor, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AADCT9398Q,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mr Abhishek Agarwal 26, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: ACJPA3843J		M/s. Altamira Projects LLP (as Director), M/s. Trimurti Villa Pvt Ltd (as Partner)		

Query No:-16031000046576/2016, 04/02/2016 05:03:18 PM SOUTH 24-PARGANAS (D.S.R. - III)

Page 2 of 3

09/02/2016 Query No:-16031000046576 / 2016 Deed No -1 - 160300625 / 2016, Document is digitally signed.

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Identifier Details				
Identifier Name & Address		Other Details		Identifier of
Miss Neha Mehta Daughter of Mr. R L Mehta High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001		Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of India,		Mr Abhishek Agarwal
Transfer of Property from Declarant to				
Sch No.	Declarant Name	Name	Transferred Area	Transferred Area Int(%)
L1	M/s. Altamira Projects L L P		27.8601 Dec	50
L1	M/s. Trimurti Villa Pvt Ltd		27.8601 Dec	50

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 19/03/2016.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Query No:-16031000046576/2016, 04/02/2016 05:02:18 PM SOUTH 24-PARGANAS (D.S.R. - III)

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09/02/2016 Query No:-16031000046576 / 2016 Deed No :- 160300625 / 2016, Document is digitally signed.

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16031000046576/2016

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
1.0	Mr Abhishek Agarwal 26, Shakespeare Sarani, P.O - Circus Avenue, P.S - Shakespear Sarani, District -South 24-Parganas, West Bengal, India, PIN - 700017	Represent ative of Declarant [Ms. Atamira Projects L LP]			
1.1	Mr Abhishek Agarwal 26, Shakespeare Sarani, P.O - Circus Avenue, P.S - Shakespear Sarani, District -South 24-Parganas, West Bengal, India, PIN - 700017	Represent ative of Declarant [Ms. Trimurti Villa Pvt Ltd]			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Miss Neha Mehta Daughter of Mr. R.L Mehta High Court, Calcutta, P.O - U P O, P.S - Hare Street, District -Kolkata, West Bengal, India, PIN - 700001	Mr Abhishek Agarwal			

(Utpal Kurian Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Query No.-16031000046576/2016, 08/02/2016 03:43:41 PM SOUTH 24-PARGANAS (D.S.R. - III)

Page 2 of 3



Seller, Buyer and Property Details

A. Declarant & Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Abhishek Agarwal 26, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Declarant Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/s. Altamira Projects L L P 26, Shakespear Sarani, Dimple Court, 8th Floor, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:- South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAZFA4420H.; Status : Organization
2	M/s. Trimurti Villa Pvt Ltd 26, Shakespear Sarani, Dimple Court, 8th Floor, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:- South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AADCT9398Q.; Status : Organization; Represented by their (1-2) representative as given below:-
1-2 (1)	Mr Abhishek Agarwal 26, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACJPA3843J.; Status : Representative; Date of Execution : 08/02/2016; Date of Admission : 08/02/2016; Place of Admission of Execution : Pvt. Residence



B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Miss Neha Mehta Daughter of Mr R L Mehta High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India. PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of India.	Mr Abhishek Agarwal	

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	District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (A. J. C. Bose Rd -- Rainy Park On Road) . . Premises No. 67A/1	(A. J. C. Bose Rd -- Rainy Park On Road)	24314.3 Sq Ft	0/-	25,03,02,170/-	Proposed Use: Baza, Property is on Road

Transfer of Property from Declarant to				
Sch No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area In(%)
L1	M/s. Altamira Projects L L P		27.8601	50
	M/s. Trimurti Villa Pvt Ltd		27.8601	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	S K Lath And Co
Address	6A, K. S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm



Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160300625 / 2016

Query No/Year	16031000046576/2016	Serial no/Year	1603000714 / 2016
Deed No/Year	I - 160300625 / 2016		
Transaction	[0901] Declaration, Declaration relating to immovable property		
Name of Presentant	Mr Abhishek Agarwal	Presented At	Private Residence
Date of Execution	08-02-2016	Date of Presentation	08-02-2016

Remarks

On 08/02/2016

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

Presented for registration at 16:50 hrs on : 08/02/2016, at the Private residence by Mr Abhishek Agarwal ...

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

Execution is admitted on 08/02/2016 by

1. Mr Abhishek Agarwal Director, M/s. Altamira Projects L L P, 26, Shakespear Sarani, Dimple Court, 8th Floor, P.O.- Circus Avenue, P.S.- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017
 2. Mr Abhishek Agarwal Partner, M/s. Trimurti Villa Pvt Ltd, 26, Shakespare Sarani, Dimple Court, 8th Floor, P.O.- Circus Avenue, P.S.- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017
- Identified by Miss Neha Mehta, Daughter of Mr R L Mehta, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

U.K. Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09/02/2016

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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



Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 565573, Purchased on 02/02/2016, Vendor named S K Dey.

U. Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 20395 to 20410
being No 160300625 for the year 2016.



Digitally signed by UTPAL KUMAR BASU
Date: 2016.02.09 18:36:58 -08:00
Reason: Digital Signing of Deed.

UK Basu

(Utpal Kumar Basu) 09/02/2016 6:36:57 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

CHECKED BY.....*[Signature]*

Certified to be a true copy

[Signature]
District Sub-Registrar-III
Alipore, South 24-Parganas

15 FEB 2016

(This document is digitally signed.)

