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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 15.12.15

V 625601

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.

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

8-1-372271/15

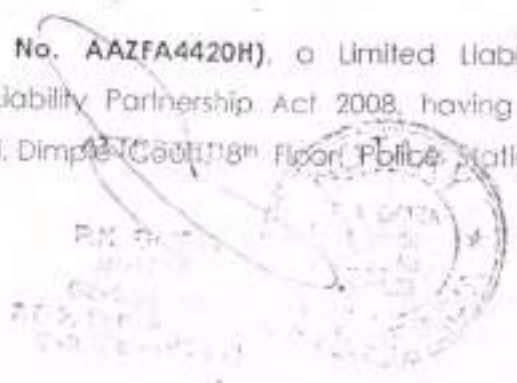
**DEED OF SUB-LEASE**

THIS DEED OF SUB-LEASE made this 15<sup>th</sup> of December, Two Thousand and Fifteen;

**BETWEEN**

MESSRS ALTAMIRA PROJECTS LLP. (P.A.N. No. AAZFA4420H), a Limited Liability Partnership within the meaning of Limited Liability Partnership Act 2008, having its registered office at No. 26, Shakespeare Sarani, Dimpal Chatterjee 11<sup>th</sup> floor, Police Station

18 DEC 2015



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

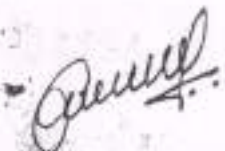
Ab 915

NAME.....	
ADD.....	
Rs.....	
= 9 DEC 2015	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

09 DEC 2015

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(ABHISHEK AGARWAL)



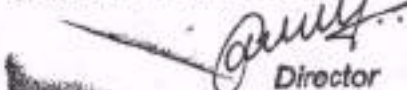
NETI-5174



ALTAMIRA PROJECTS LLP

  
Designated Partner

TRIMURTI VILLA PVT. LTD

  
Director

District Sub-Registrar-III  
Alipore, South 24 Parganas

15 DEC 2015

ATTESTED

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NOTARY  
Govt of West Bengal  
2 & 3, B...  
Calcutta - 700001



18 DEC 2015

Identified by :-  
Shubhadeep Roy, Advocate  
Enrollment No - 1317/2014  
6A, KS Road, P.S- Hare Street  
Po - GPO, Kol-700001

Shakespeare Sarani, Post Office Circus Avenue, Kolkata - 700 017, represented by its Designated Partner **Abhishek Agarwal (PAN No.: ACJPA3843J)** son of Sri Dayaram Agarwal, by faith - Hindu and residing at 26, Shakespeare Sarani, Dimple Court, 6<sup>th</sup> Floor, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata - 700 017, by virtue of Resolution dated 2<sup>nd</sup> November, 2015, duly passed at the meeting of its Partners, hereinafter referred to as the "**SUB-LESSOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the **ONE PART:**

**AND**

**MESSRS TRIMURTI VILLA PRIVATE LIMITED (PAN No: AADCT9398Q)**, a Company incorporated under the Companies Act, 1956, having its registered office at No. 26, Shakespeare Sarani, Dimple Court, 8<sup>th</sup> Floor, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata - 700 017, represented by its Director **Sri Abhishek Agarwal (PAN No.: ACJPA3843J)** son of Sri Dayaram Agarwal, by faith - Hindu and residing at 26, Shakespeare Sarani, Dimple Court, 6<sup>th</sup> Floor, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata - 700 017, by virtue of Resolution dated 9<sup>th</sup> November, 2015, duly passed by its Board of Directors, hereinafter referred to as the "**SUB-LESSEE**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the **OTHER PART:**


**AND**

The term or expression "Parties" wherever appearing in this Deed shall, unless repugnant to the subject or context, be deemed to mean and include both the First and Second Parties abovenamed.

**WHEREAS:**

A. **Messrs Allamira Projects LLP.**, the SUB-LESSOR herein is the Lessee under the Indian Church Trustees in respect of **All That** the piece of land ad-measuring an area of **16 Cottahs 14 Chittacks and 7 Square feet** be the same a little more or less

**ATTESTED**  
By \_\_\_\_\_  
26 Shakespeare Sarani  
Kolkata - 700 017



together with old and dilapidated pucca brick built building, garages and out-houses in aggregate measuring more or less covered area of **3000 Square Feet** lying erected and/or built thereon situate lying at and being **Municipal Premises No.67A/1, Ballygunge Circular Road (formerly Northern Portion of premises No.67A, Ballygunge Circular Road)**, Police Station Karaya, Ward No. 69, Kolkata - 700 019, more fully described in the **First Schedule** hereunder written and also shown and delineated in **RED** borders in the map or plan marked "**X**" annexed hereto (hereinafter referred to as the "**demised Premises**") for a term of 99 (ninety-nine) years commencing from May 14, 2014 at the yearly lease rent and on the terms and conditions recorded in the Indenture of Lease dated the 14<sup>th</sup> May, 2014 registered in Book No.I, CD Volume No.9, Pages from 2093 to 2127, Being No.04297 for the year 2014 at the office of the A.R.A. - I, Kolkata as modified by Deed of Modification/Declaration dated 30<sup>th</sup> July, 2014 registered in Book No.I CD Volume No.17, Pages from 334 to 349, Being No.07063 for the year 2014, at the office of A.R.A. - I, Kolkata (hereinafter referred to as "**the Head Lease**").

B. **Messrs Trimurthi Villa Private Limited**, the SUB-LESSEE herein is the Lessee under the Indian Church Trustees in respect of **All That** the piece or parcel of land ad-measuring an area of **16 Cottahs 14 Chittacks and 7 Square Feet** be the same a little more or less together with old and dilapidated pucca brick built building, garages and out-houses in aggregate measuring more or less covered area of **1000 Square Feet** lying erected and/or built thereon situate lying at and being **Municipal Premises No.67A, Ballygunge Circular Road (formerly Southern Portion of premises No.67A, Ballygunge Circular Road)**, Police Station Karaya, Ward No.69, Kolkata - 700 019, (hereinafter referred to as the "**Leasehold Premises**") for a term of 99 (ninety-nine) years commencing from May 14, 2014 at the yearly lease rent and on the terms and conditions recorded in the Indenture of Lease dated the 14<sup>th</sup> May, 2014 registered in Book No.I, CD Volume No.9, Pages from 2128 to 2162, Being No.04298 for the year 2014 at the office of the A.R.A.-I, Kolkata as modified by Deed of Modification/Declaration dated 30<sup>th</sup> July, 2014 registered in Book No.I, CD Volume No.17, Pages from 318 to 333, Being No.07062 for the year 2014, at the office of A.R.A. - I, Kolkata.

C. Both the Leases are still valid and subsisting.

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D. For beneficial use and enjoyment of the said "demised Premises" and the said "Leasehold Premises" respectively held by the SUB-LESSOR and the SUB-LESSEE as aforesaid, the parties hereto have mutually agreed and decided that the SUB-LESSOR herein shall grant **sub-lease** of an undivided and un-demarcated 2% share or interest in its leasehold right in respect of the "demised Premises" in favour of the SUB-LESSEE and that the SUB-LESSEE herein shall grant sub-lease of an undivided and un-demarcated 2% share or interest in the "Leasehold Premises" in favour of the SUB-LESSOR herein but both transactions would be by way of separate registered Deeds of Sub-Lease.

E. In the premises aforesaid, the SUB-LESSOR herein has agreed to grant sub-lease in favour of the SUB-LESSEE in respect of **All That** an undivided and un-demarcated 2% share or interest in the said "demised Premises", more fully described in the **Second Schedule** hereunder written (hereinafter referred to as the "**Undivided and un-demarcated share in the demised Premises**") for the residue of the unexpired term of 99 (ninety-nine) years granted by the said Lease Deed dated May 14<sup>th</sup>, 2014 being Deed No.04297 for the year 2014 and the same commencing from the date of execution hereof for the rent payable and on the terms and conditions therein mentioned.

**NOW THIS DEED WITNESSETH** that pursuant to the said agreement and in consideration of the rent hereby reserved and of the terms covenants and conditions hereinafter provided the SUB-LESSOR doth hereby sub-demise unto and in favour of the SUB-LESSEE herein in respect of **All That** an undivided and un-demarcated 2 (two) percent share or interest in the said "demised Premises" and the same consisting of an undivided and un-demarcated land measuring **244 Square Feet** be the same a little more or less together with an undivided and un-demarcated covered space measuring **60 Square Feet** be the same a little more or less at **Municipal Premises No.67A/1, Ballygunge Circular Road (formerly Northern Portion of premises No.67A, Ballygunge Circular Road), Police Station Karaya, Ward No.63, Kolkata - 700 019**, more fully described in **Second Schedule** hereunder written and also shown and delineated in **RED** borders in the map or plan marked "**X**" annexed hereto (hereinafter referred to as the "**Undivided and un-demarcated share in the demised Premises**") **TO HOLD** the same unto and in favour of the SUB-LESSEE abovenamed for the residue of the unexpired term of 99 (ninety-nine) years granted by the said Lease Deed dated May 14, 2014 being Deed No.04297 for the

ATTESTED  
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 2 & 3, Narayana Chandra  
 Chamber, Kolkata




year 2014 and the same commencing from the date of execution hereof **TOGETHER WITH** benefit of option for renewal of the said term **AS ALSO** all other rights, liberties, easements, privileges, advantages and appurtenances whatsoever **AND FURTHER SUBJECT** to the various terms, conditions, covenants and stipulations contained in the said Lease Deed dated May 14, 2014 being Deed No.04297 for the year 2014 and **YIELDING AND PAYING** during the said term unto the SUB-LESSOR the yearly lease rent as hereinafter provided, without any deduction or abatement on any account whatsoever, except the statutory Income Tax to be deducted at Source as may be applicable from time to time;

**AND THE SUB LESSOR DOTH HEREBY COVENANT WITH THE SUB LESSEE** as follows:-

- (a) That the **Head Lease** is valid and subsisting and is in full force.
- (b) That notwithstanding any act, deed, matter or thing whatsoever heretofore done committed or knowingly suffered by the SUB-LESSOR to the contrary, the SUB-LESSOR is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Undivided and un-demarcated share in the demised Premises hereby sub-leased and/or transferred in favour of the SUB-LESSEE as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances and charges whatsoever.
- (c) That the SUB-LESSOR has good right full power, absolute authority and indefeasible title to grant and demise by way of sub-lease its leasehold interest in the Undivided and un-demarcated share in the demised Premises unto the SUB-LESSEE in the manner and subject as aforesaid and stated in the Head Lease.
- (d) That the SUB-LESSOR herein shall bear and pay Property Tax, Municipal Tax, Municipal Surcharge and all other rates, taxes and outgoings on account and in respect of the said "demised Premises".

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 S. S. S. S. S.  
 S. S. S. S. S.  
 S. S. S. S. S.



AND the SUB-LESSEE to the intent that the obligations on its part herein contained shall continue through out the said term hereby agree and covenant with the SUB-LESSOR as follows:-

- (a) The yearly lease rent in respect of the said "Undivided and un-demarcated share in the demised Premises" would be the sum of Rs.1,800/- (Rupees One thousand and Eight hundred) only. The said yearly lease rent shall be enhanced by 10 (ten) percent of the then lease rent on expiry of every 5 (five) years from the date of commencement of the sub-lease;
- (b) The yearly lease rent mentioned in the last preceding clause, shall be payable to the SUB-LESSEE by the SUB-LESSOR according to English calendar;
- (c) The SUB-LESSEE herein shall not be entitled to claim any deduction or abatement in the amount of the said yearly lease rent on any account whatsoever except the deduction on account of statutory Income Tax at Source as may be applicable from time to time;
- (d) It is recorded that the yearly lease rent in respect of the "Undivided and un-demarcated share in the demised Premises" as provided hereinabove, is exclusive of Municipal taxes, Municipal surcharge and other rates and taxes. Accordingly, it has been agreed that the SUB-LESSEE herein shall be liable to bear and pay the Municipal Corporation Taxes and all other rates, taxes and other outgoings as may be found payable on account and in respect of the said "Undivided and un-demarcated share in the demised Premises";
- (e) That the SUB-LESSOR and SUB-LESSEE hereto shall jointly hold, occupy and possess the "demised Premises" and the same as the co-lessees;

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Calcutta - 700 011



- (f) That both the SUB-LESSOR and SUB-LESSEE hereto shall be deemed to be the co-lessees in respect of the said "demised Premises" and accordingly, they shall jointly observe and perform the various terms, conditions, covenants and stipulations recorded in the said Indenture of Lease dated the 14<sup>th</sup> May, 2014 being Deed No.04297 for the year 2014;
- (g) That neither the SUB-LESSOR nor the SUB-LESSEE shall do or permit to be done any act, deed, matter or thing in breach or violation of the various terms, conditions, covenants and stipulations recorded in the said Indenture of Lease dated the 14<sup>th</sup> May, 2014 being Deed No.04297 for the year 2014;

**AND IT IS HEREBY FURTHER AGREED BY AND BETWEEN THE PARTIES:-**

- (a) The parties hereto may undertake joint development of both the said "demised Premises" and the said "Leasehold Premises" and the same after obtaining necessary sanctioned plan from the Kolkata Municipal Corporation and compliance of all other required formalities;
- (b) That in case of joint development of both the said "demised Premises" and the "Leasehold Premises", the parties hereto shall bear the costs of development as also construction of proposed building complex thereat and further be entitled to areas and spaces of the same in equal proportion;
- (c) The parties hereto shall jointly take all policy decisions with regard to development of both the said "demised Premises" and the said "Leasehold Premises" and construction of new building complex thereat and the same as they shall from time to time mutually decide;

ATTESTED

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2 & 3, ...  
Kolkata - 700 011



5/10/2014



THE FIRST SCHEDULE ABOVE REFERRED TO**"demised Premises"**

All That the piece or parcel of land ad-measuring an area of **16 Cottahs 14 Chittacks and 7 Square Feet** be the same a little more or less together with old and dilapidated pucca brick built building, garages and out-houses in aggregate measuring covered area of **3000 Square Feet** lying erected and/or built thereon situate lying at and being **Municipal Premises No.67A/1, Ballygunge Circular Road (formerly Northern Portion of premises No.67A, Ballygunge Circular Road), Police Station Karaya, Ward No.69, Kolkata - 700 019** and also shown and delineated in **RED** borders in the map or plan marked **"X"** annexed hereto and butted and bounded in the manner as follows :-

**On the North :** By Partly by multi- storied building named "Balaka" and partly by Bishop's College Chapel Lawn;

**On the South :** By Premises No. 67A Ballygunge Circular Road;

**On the East :** By Office and staff quarters of Bishop's College;

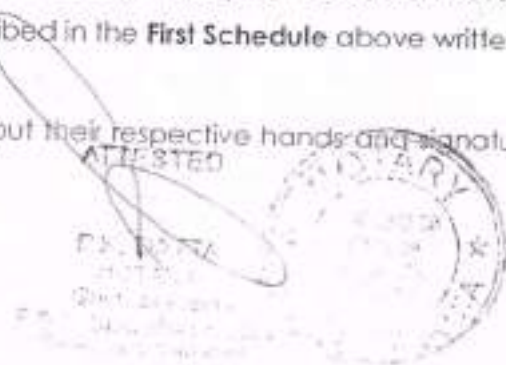
**On the West :** By Ballygunge Circular Road.

THE SECOND SCHEDULE ABOVE REFERRED TO**"Undivided and un-demarcated Share in the demised Premises"**

All That an undivided and un-demarcated **2 (Two) percent** share or interest in the said "demised Premises" and the same consisting of an undivided and un-demarcated land measuring **244 Square Feet** be the same a little more or less together with an undivided and un-demarcated covered space measuring **60 Square Feet** be the same a little more or less at **Municipal Premises No.67A/1, Ballygunge Circular Road (formerly Northern Portion of premises No.67A, Ballygunge Circular Road), Police Station Karaya, Ward No.69, Kolkata - 700 019**, more fully described in the **First Schedule** above written.

IN WITNESS WHEREOF the parties hereto have put their respective hands and signatures the day month and year first above written

2 DEC 2015



SIGNED SEALED AND DELIVERED  
by the SUB-LESSOR above named  
at Kolkata in the presence of:

1. Navan Lath, Advocate  
6A, K.S. Roy Road  
Kolkata
2. Neha Mehta, Advocate  
6A, K.S. Roy Road  
Kolkata

SIGNED SEALED AND DELIVERED  
by the SUB-LESSEE above named  
at Kolkata in the presence of:

1. Navan Lath, Advocate
2. Neha Mehta, Advocate

Drafted by:

S.K. Lath, Advocate  
(Enrollment No. F-517/01)

M/s S.K. Lath & Co.

Advocates,

6A, K.S. Roy Road, 2<sup>nd</sup> floor,

Kolkata-700 001

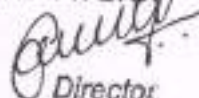
ALTAMIRA PROJECTS LLP

  
Designated Partner

(MESSRS ALTAMIRA PROJECTS L.P.P.)

Represented by its Designated Partner  
Abhishek Agarwal

TRIMURTI VILLA PVT. LTD

  
Director

(MESSRS TRIMURTI VILLA PRIVATE LIMITED)

Represented by its Director Abhishek Agarwal

ATTESTED

P.K. DATTA

Notary

Govt. of West Bengal

20 S. Bhowani Street  
Kolkata-700 016

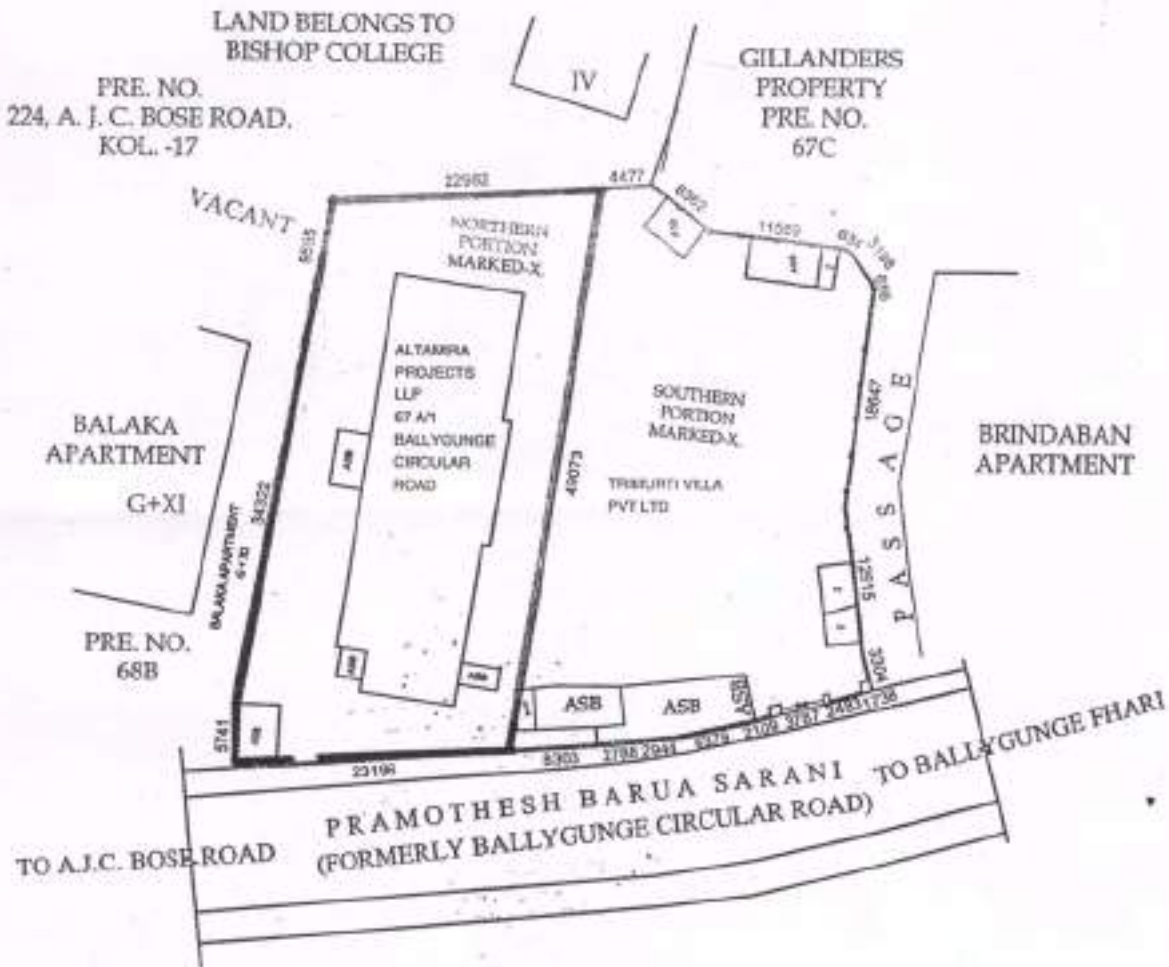


20 DEC 2015

**SITE PLAN OF PREMISES NO.67A/1  
BALLYGUNGE CIRCULAR ROAD, K. M. C. WARD NO.69,  
BOROUGH - VIII, KOLKATA-700019**

ALTAMIRA PROJECTS LLP

SCALE = 1 : 600



DRAWN BY:-

ATTESTED

ALTAMIRA PROJECTS LLP  
*Abhishek Agawal*  
Designated Partner

TRIMURTI VILLA PVT. LTD.

*Abhishek Agawal*  
Director  
(Abhishek Agawal)



(Abhishek Agawal)

FORM FOR TEN FINGERPRINTS

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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

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DEC 2015

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

GRN: 19-201516-002654205-1

GRN Date: 14/12/2015 14:56:07

BRN: 192092254

Payment Mode: Online Payment

Bank: HDFC Bank

BRN Date: 14/12/2015 15:06:50

DEPOSITOR'S DETAILS

Id No.: 16031000372271/3/2015  
(Query No./Query Year)

Name: ABHISHEK AGARWAL

Contact No.:

Mobile No.: +91 9830013366

E-mail: DRAGROUP@DRAINFRA.COM

Address: 26, SHAKESPEARE SARANI, DIMPLE COURT KOLKATA 17

Applicant Name: Mr S K Lath

Office Name:

Office Address:

Status of Depositor: Seller/Executants

Purpose of payment / Remarks: Lease, Lease Payment No 3

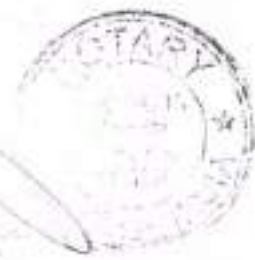
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16031000372271/3/2015	Property Registration- Registration Fees	0030-03-104-001-16	67
2	16031000372271/3/2015	Property Registration- Stamp duty	0030-02-103-003-02	175534
In Words: Rupees, One Lakh Seventy Five Thousand Six Hundred One only			Total	175601

19 DEC 2015

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

Query No / Year	16031000372271/2015	Query Date	11/12/2015 4:48:52 PM
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	S K Lath		
Address	Thana : Hare Street, District : Kolkata, WEST BENGAL		
Applicant Status	Solicitor firm		
Other Details	Mobile No. : 9830050701		
Transaction	[0403] Lease, Lease		
Additional Transaction Details			
Set Forth value	Rs. 0/-	Total Market Value:	Rs. 29,25,560/-
Stampduty Payable	Rs. 1,75,534/-	Stampduty Article:-	35
Registration Fee Payable	Rs. 67/-	Registration Fee Article:-	A(1), 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	Lease Period 99 Years Average annual Rent Rs 1,800/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

*[Handwritten Signature]*

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*[Handwritten Signature]*  
F. S. ...  
District ...



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 : (Rainy Park -- Ashutosh Ch Avenue On Road) , , Premises No. 67A/1, Ward No: 69	(Rainy Park -- Ashutosh Ch Avenue On Road)	244 Sq Ft	0/-	28,80,560/-	Proposed Use: Bastu, Property is on Road
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	60 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete	
S1	On Road	60 Sq Ft.	0/-	45,000/-	Structure type/Structure:	
Lessor Details						
Sl No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details		
1	M/s Altamira Projects L L P 26, DIMPLE COURT, Shakespeare Sarani, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAZFA4420H,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Shri ABHISHEK AGARWAL 26 , DIMPLE COURT, Shakespeare Sarani, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACJPA3843J		M/s Altamira Projects L L P (as DESIGNATED PARTNER), M/S TRIMURTI VILLA PVT LTD (as DIRECTOR)		

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18 DEC 2015

**Representative Details**

SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Shri ABHISHEK AGARWAL 26, DIMPLE COURT, Shakespeare Sarani, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACJPA3843J	Date of Execution - 15/12/2015, To be Admitted By : Self	M/s Altamira Projects L L P (as DESIGNATED PARTNER), M/S TRIMURTI VILLA PVT LTD (as DIRECTOR)

**Lessee Details**

Sl No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
1	M/S TRIMURTI VILLA PVT LTD 26, DIMPLE COURT, Shakespeare Sarani, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AADCT9398Q,

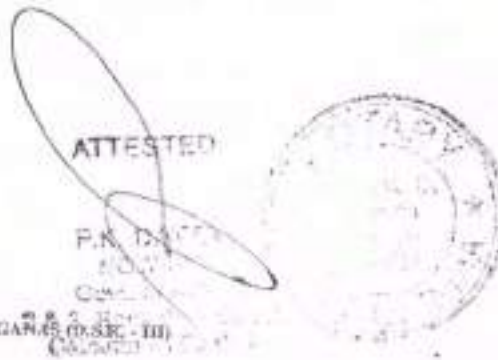
**Representative Details**

SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Shri ABHISHEK AGARWAL 26, DIMPLE COURT, Shakespeare Sarani, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACJPA3843J	Date of Execution - 15/12/2015, To be Admitted By : Self	M/s Altamira Projects L L P (as DESIGNATED PARTNER), M/S TRIMURTI VILLA PVT LTD (as DIRECTOR)

**Identifier Details**

Identifier Name & Address	Other Details	Identifier of
Mr SHUBHADEEP ROY Son of Mr SANKAR ROY 6A K S RD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri ABHISHEK AGARWAL

For Information only


  
 ATTESTED  
 P. N. D.



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

ATTESTED

P.K. Basu





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 16031000372271/2015

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	Shri ABHISHEK AGARWAL 26 , DIMPLE COURT, Shakespeare Sarani, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Lessee [M/S TRIMURTI VILLA PVT LTD]			
1.1	Shri ABHISHEK AGARWAL 26 , DIMPLE COURT, Shakespeare Sarani, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Lessor [M/s Altamira Projects L P]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SHUBHADEEP ROY Son of Mr SANKAR ROY 6A K S RD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Shri ABHISHEK AGARWAL			

ATTESTED:

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

South 24-Parganas, West  
Bengal

ATTESTED  
FK. DEB  
NOTARY

9 DEC 2015 9:07:33 AM

**Seller, Buyer and Property Details**

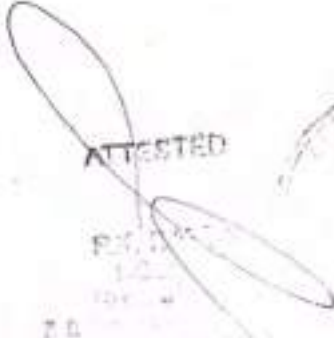

**for & Lessee Details**

**Presentant Details**

SL No.	Name and Address of Presentant
1	Shri ABHISHEK AGARWAL 26 , DIMPLE COURT, Shakespeare Sarani, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

**Lessor Details**

SL No.	Name, Address, Photo, Finger print and Signature
	M/s Altamira Projects L L P 26, DIMPLE COURT, Shakespeare Sarani, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AAZFA4420H,; Status : Organization; Represented by their representative as given below:-
1(1)	Shri ABHISHEK AGARWAL 26 , DIMPLE COURT, Shakespeare Sarani, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACJPA3843J,; Status : Representative; Date of Execution : 15/12/2015; Date of Admission : 15/12/2015; Place of Admission of Execution : Pvt. Residence


  
**ATTESTED**
  


**Lessee Details**

No.	Name, Address, Photo, Finger print and Signature
1	M/S TRIMURTI VILLA PVT LTD 26, DIMPLE COURT, Shakespeare Sarani, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700017 PAN No. AADCT9398Q.; Status : Organization; Represented by their representative as given below:-
1(1)	Shri ABHISHEK AGARWAL 26, DIMPLE COURT, Shakespeare Sarani, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACJPA3843J.; Status : Representative; Date of Execution : 15/12/2015; Date of Admission : 15/12/2015; Place of Admission of Execution : Pvt. Residence

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SHUBHADEEP ROY Son of Mr SANKAR ROY 6A K S RD, P.O:- G P O, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri ABHISHEK AGARWAL	

**C. Transacted Property Details**

Land Details						
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 : (Rainy Park – Ashutosh Ch Avenue On Road) , , Premises No. 67A/1, Ward No: 69	(Rainy Park – Ashutosh Ch Avenue On Road)	244 Sq Ft	0/-	28,80,560/-	Proposed Use: Bastu, Property is on Road

Structure Details				
Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	60 Sq Ft.	0/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	60 Sq Ft.	0/-	45,000/- Structure Type: Structure

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	S K Lath
Address	Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Solicitor firm

DEC 2015

ATTACHED



Endorsement For Deed Number : I - 160308432 / 2015

Deed No/Year	16031000372271/2015	Serial no/Year	1603008960 / 2015
Deed No/Year	I - 160308432 / 2015		
Transaction	[0403] Lease, Lease		
Name of Presentant	Shri ABHISHEK AGARWAL	Presented At	Private Residence
Date of Execution	15-12-2015	Date of Presentation	15-12-2015

Remarks

On 15/12/2015

Certificate of Market Value(WB.RUV)rules of 2001)

*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 15/12/2015

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

Presented for registration at 17:10 hrs on : 15/12/2015, at the Private residence by Shri ABHISHEK AGARWAL .

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

Execution is admitted on 15/12/2015 by

1. Shri ABHISHEK AGARWAL DESIGNATED PARTNER, M/s Altamira Projects L L P, 26, DIMPLE COURT, Shakespeare Sarani, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

2. Shri ABHISHEK AGARWAL DIRECTOR, M/S TRIMURTI VILLA PVT LTD, 26, DIMPLE COURT, Shakespeare Sarani, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr SHUBHADEEP ROY, Son of Mr SANKAR ROY, 6A K S RD, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

ATTESTED

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

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

2015

16/12/2015

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 67/- ( A(1) = Rs 35/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 67/-

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

1. Rs. 67/- is paid, by online on 14/12/2015 3:06PM with Govt. Ref. No. 192015160026542051 on 14-12-2015, Bank: HDFC Bank ( HDFC0000014), Ref. No. 192092254 on 14/12/2015, Head of Account 0030-03-104-001-16

**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 : 35 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,75,534/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,75,534/-

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

1. Rs. 1,75,534/- is paid, by online on 14/12/2015 3:06PM with Govt. Ref. No. 192015160026542051 on 14-12-2015, Bank: HDFC Bank ( HDFC0000014), Ref. No. 192092254 on 14/12/2015, Head of Account 0030-02-103-003-02

**Payment of Stamp Duty**

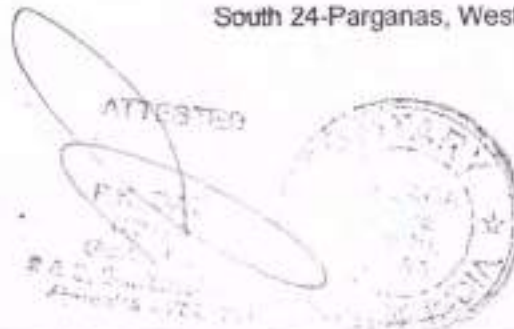
Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 625601, Purchased on 09/12/2015, Vendor named S Chatterjee.

*UK Basu*

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

South 24-Parganas, West Bengal





of Registration under section 60 and Rule 69.

ed in Book - I

ume number 1603-2015, Page from 143424 to 143448

oeing No 160308432 for the year 2015.



Digitally signed by UTPAL KUMAR BASU  
Date: 2015.12.17 14:43:40 -08:00  
Reason: Digital Signing of Deed.

UK Basu

Utpal Kumar Basu) 17/12/2015 2:43:40 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

ATTACHED

(This document is digitally signed.)