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Certified that the document is admitted to registration. The signature sheet and the endorser's sheet attached with the document are the part of this document.

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

02.05.17
03 MAY 2017

THIS DEVELOPMENT AGREEMENT is made on this 2nd day of May 2017, BETWEEN (1) PURNIMA BISWAS, wife of Late Rabindra Nath Biswas, PAN No. AXOPB6778P, (2) RATHIN BISWAS, son of Late Rabindra Nath Biswas, PAN No. AYAPB7930I, (3) GAUTAM BISWAS, son of Late Rabindra Nath Biswas, PAN No. AYAPB7857J, (4) SANTANU BISWAS, son of Late Rabindra Nath Biswas, PAN No. AVRPB8225C, (5) UTTAM BISWAS, son of Late Rabindra Nath Biswas, PAN No. BLNPB7303N, (6) SOUMEN BISWAS, son of Late Rabindra Nath Biswas, PAN No. AQRPB7627B, (7) RUMA BISWAS, daughter of Late Rabindra Nath Biswas, PAN No. AKSPB8746L, A N D (8) UMA BISWAS, daughter of Late

No. 1189 on 31/4/17 100
Name: L. K. Das - 1st
Address: Alipore
Vendor: [Signature]

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

[Signature]

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ARISTOCRAT RESIDENCES LLP

[Signature] LAKSHMI SACHIN
Partner Authorized Signatory

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Pavitra Biswas

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Rathin Biswas

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Granton Biswas

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Rabindra Nath Biswas, PAN No. AVTPB4315R, all by faith – Hindu and residing at Parbatlok, Post office- Makumajpur, P.S. Parba, Jajapur new Survey Park, Kolkata – 700 099 within District – 24-Parganas (South) hereinafter collectively referred to as “OWNERS” (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

A N D

ARISTOCRAT RESIDENCES LLP, a Limited Liability Partnership, within the meaning of Limited Liability Partnership Act, 2008 having its principal place of business at 2, Church Lane, Room No. 302A, 3rd Floor, Post office – GPO, Police Station – Hare Street, Kolkata – 700 001, having PAN No. AAVFA9997R, represented by its Partner **NEERAJ SADANI**, son of Lalit Kumar Sadani, residing at Premises No. 35, Rowland Road, Police Station - Echowari, Post Office - Bhowanipore, Kolkata – 700 020, PAN No. AYUPS9436N, hereinafter referred to as **DEVELOPER** (which expression shall mean and include the partners, their respective heirs and/or nominees and/or assigns as defined or understood within the meaning of Limited Liability Partnership Act 2008) of the **SECOND PART**.

WHEREAS one Punirra Biswas purchased ALL THAT piece and parcel of land measuring 20 Cents 9 Chitaks 32 Sq.ft. more or less by two separate Deed of Conveyances dated 13/09/1973 and 07/12/1973, both registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 137, Pages 169 to 176, Being No. 4968 for the year 1973 and in Book No. I, Volume No. 173, Pages 157 to 165, Being No. 6244 for the year 1973.

AND WHEREAS while seized and possessed of one Goutam Biswas, Soumen Biswas, Sarmata Biswas, Rathin Biswas, Uma Biswas, Ruma Biswas, all legal heirs of Late Rabindra Nath Biswas filed Title Suit No. 19 of 1990 and thereafter execution Suit being Title Execution Case No. 1 of 2004 was also filed before the Ld. Fifth Court, Civil Judge.

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Larkhan Biswas
V.C.T-1

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Lohan Biswas
V.C.T-1

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Ruma Biswas
V.C.T-1

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Lima Biswas
V.C.T-1

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Saumen Biswas

Sachin Ray
S/o. dt. Anmol Ray
Mipra Police Const.
Kat-27



[Signature]
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Sr. Division at Alipore against Purnima Biswas, Uttam Biswas, Ruma Das and Sema Biswas for partition of the aforesaid property.

AND WHEREAS the said Suit was disposed off by way of an order dated 05.01.2006 passed by Ld. 5th Court, Civil Judge Sr. Division at Alipore on the basis of compromise petition filed by both parties and allotment the land admeasuring 2 Cottahs 8 Chittaks to Goutam Biswas and land admeasuring 2 Cottahs 8 Chittaks to Purnima Biswas and land admeasuring 2 Cottahs 8 Chittaks to Soumen Biswas, land admeasuring 2 Cottahs 1 Chittak to Ruma Biswas and land admeasuring 2 Cottahs 12 Chittaks to Santanu Biswas and land admeasuring 2 Cottahs 12 Chittaks to Uttam Biswas and land admeasuring 2 Cottahs 12 Chittaks to Rabhin Biswas and land admeasuring 2 Cottahs 12 Chittaks 32 Sq.ft. to Uma Biswas and thereafter they individually mutated their names in the records of the Kolkata Municipal Corporation as well as in the records of the B.L. & L.R.O. Kaiba Office.

AND WHEREAS after such individual mutations of individual plot of lands the Kolkata Municipal Corporation allotted individual premises number to the aforesaid individual applicants which was subsequently upon the application for mutation and amalgamation by all the aforesaid owners herinaabove, the Kolkata municipal Corporation amalgamated such individual premises into a single premises which was then after granting amalgamation now known and numbered as Municipal Premises No. 1185, Kalkapur, Police Station- formerly Puiba Jadavpur now Survey Park, Kolkata- 700 099, District 24 Parganas South within the limits of the Kolkata Municipal Corporation Ward No. 109.

AND WHEREAS

A. The terms in these present unless contrary or repugnant to the context, shall mean and include the followings:

1. ADVOCATES shall mean such Advocate and/or Advocates whom the Developers may from time to time appoint as the Advocates for the project.



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2. ARCHITECTS shall mean such architect or firm of architects who the Developers in consultation with the Owners may from time to time appoint as the Architects for the proposed new building.
3. COMMON EXPENSES shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the Premises and/or the new building (s).
4. COMMON PORTIONS shall mean all the common areas and installations to comprise in the Premises and/or the new building after the Development and shall include the paths and passages on the side of the building.
5. CORPORATION shall mean the Kolkata Municipal Corporation and shall also include the Kolkata Metropolitan Development Authority and any other concerned authorities which may recommend, comment upon and sanction the Plans.
6. COVERED AREA shall mean the entire area as sanctioned by the Corporation and shall include the plinth area of the Units including the plinth area of the bedrooms and balconies and open terrace, if any, appurtenant thereto and also the thickness of the walls (external or internal and pillars) Provided that if any wall be between two Units then one half of the area under such wall shall be include in each such Units.
7. DEVELOPERS' AREA shall mean all remaining Flats / Units and Car Parking Spaces and open and/or Covered Area in the Premises other than the Owners' allocated Area stated and defined in the Second Schedule hereunder written and undivided indivisible share of the common areas and common portions.



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8. DEVELOPED AREA shall mean the portions of the Premises to be developed in terms of this Agreement.
9. LAND shall mean the total land comprised in the entire Premises No.1185, Kalikapur, Kolkata - 700 099 as more fully and particularly described in First Schedule hereunder written.
10. NEW BUILDINGS shall mean The Building to be constructed on the Premises by the Developers in pursuance hereto in terms of the plan sanctioned by the Kolkata Municipal Corporation being no. 2014120521 dated 27.03.2015.
11. OWNERS' AREA shall mean such number of residential Units and car parking space in the new building as in aggregate having 35% (Thirty five percent) (i.e. the saleable built - up area to be allotted in the second floor, third floor, fourth floor and fifth floor of the new proposed building as more fully and particularly mentioned in the second schedule) out of the total built up area as per sanction plan of all the Flats / units in the new building together with 35% (Thirty five percent) as specified in the Second Schedule and 35% (Thirty five percent) of the car parking spaces, ^{as per the plan} and together with proportionate undivided share in the land. The said 35% (Thirty five percent) of area is demarcated, identified and mentioned in Second Schedule.
12. PLANS shall mean the plans of the building sanctioned by the Kolkata Municipal Corporation being No. 2014120521 dated 27.03.2015 and all such regularized or modified plans also wherever the context permit include such plans, drawings, designs and specifications as are prepared by the architects according to the said plan for construction of ground plus 12 (twelve) storied building at the said Premises.

[Handwritten Signature]
 Soumen Ghosh



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13. PREMISES shall mean Premises No. 1185, Kalkapur, P.S. Purba Jadaypur now Survey Park, Kolkata - 700099, morefully described in First Schedule hereto delineated on the map or plan annexed hereto and bordered "red" thereon and shall also include land.
14. PROJECT shall mean the work of development undertaken by the developer in pursuance hereof all the development of the premises be completed and possession of the completed units is taken over by the unit owners and developer as per the agreement.
15. PROPORTIONATE with all its cognate variants shall mean such proportions as covered are of any unit or units be in relation to the covered area of all the units in new building.
16. UNIT shall mean any flat, shop if any commercial if any or other covered area in the new building which is capable or exclusively owned, used and/or enjoyed by any unit owner and which is not the common portion.
17. UNIT OWNER shall mean any person who acquires, holds and/ or owns, and/ or agrees to acquire, hold and/ or own any unit in the new building and shall include the owner and the developer for the units held by them from time to time.
18. MASCULINE shall include the feminine and vice versa.
19. Singular shall include the plural and vice versa.
20. Shifting charges shall mean 2 flats each of 800 sq. ft. in the locality or as mutually decided between the parties herein. The cost/rents of such should be



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borne by the developer till the owners shall be reinstated in the completed new building according to share of the Owners.

21. The Developer shall deliver peaceful vacant physical possession of the Owners' allocation within 36 months from the date of this Agreement subject to the circumstances which may be beyond control of the developer. The completion of time of the proposed building may be extended as mutually would be agreed upon and by and between the parties hereto but in any event the said extended period shall not exceed six months (but in anyway the time will not be beyond 42 forty two) months from the date hereof subject to all clearances and approvals from all the Government agencies.
22. Penalty shall mean in any event if the developer fails to deliver the possession to the owners within the maximum limit of 42 (forty two) months for each month to the owners till reinstated in the newly constructed building. The Developer shall be liable to pay a sum of Rs. 75,000/- (Rupees Seventy Five thousand only) per month till the date of possession.
23. The Owners have relinquished to the Developers as follows:
 - (i) The Owners are the absolute owners of the entirety of the Premises being the entirety of Premises No.1185, Kalkapur, P.S. Purba Jadavpur now Survey Park, Kolkata - 700 099 and morefully described in the First Schedule hereto.
 - (ii) The Owner No.1 i.e. Punima Birwat purchased an area of 20 Cottah 9 Chitacks and 32 Sq. Ft. comprised in Dag Nos.356/406, Khatian Nos.353, 356, 361 and 362, J.L.No.20, Mouza - Kalkapur by a registered Bengali Kohala dated 13.09.1973, 07.12.1973 and registered with the office of District Sub Registrar, Alipore and recorded in Book No. 1, Volume No. 137, Pages 169 to 176, Being No. 4968 for the year 1973 and in Book No. 1, Volume No. 173, Pages 157 to 165, Being No. 6244 for the year 1973.



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- (iii) The right, title, interest and possession of the Owners in the Premises are free from all encumbrances whatsoever and the Owners have marketable title over the same without interference of the others.
- (iv) The Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law.
- (v) The Owners apart from what is stated hereafter, have not in any way dealt with the premises whereby the right, title and interest of the Owners as to the ownership, use and enjoyment thereof is or may be affected in any manner and the Owners are full and sufficiently entitled to enter into this Agreement.
- (vi) Relying on the aforesaid and other representations of the Owners herein contained, the Developer has agreed to develop the Premises, to complete the project, pay the adjustable advance money and do the works and the Owners have handed over the Premises to the Developer to develop the same.
- (vii) The Owners appoint the Developer to develop the Premises and the Developer has accepted such appointment on the terms and conditions hereunder contained.
- (viii) Building permit has been taken out for construction of ground plus twelve storied building from Kolkata Municipal Corporation being Building Permit No. 2014120521 dated 27.03.2015.
- (ix) Upon being approached by the Developer, the Owners have agreed to appoint the Developer as the sole and exclusive Developer for construction of multi storied building and in terms of the same understanding, the Owners have handed over possession of the said Premises to the Developer simultaneously with the execution of this present. The Developer shall take out all necessary permissions from the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoter) Act, 1993 at its own cost.



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24. The Owners have further represented and state as follows -

1. The right, title, interest and possession of the Owners in the Premises are free from all encumbrances whatsoever and the Owners have marketable title over the same without interference of the others.
2. The Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law.
3. The Owners, apart from what is stated hereafter, have not in any way dealt with the Premises whereby the right, title and interest of the Owners as to the ownership, use and enjoyment thereof is or may be affected in any manner and the Owners are full and sufficiently entitled to enter into this Agreement.
4. Relying on the aforesaid and other representations on the part of Owners herein contained, the Developer has agreed to develop the Premises, to complete the project, pay the adjustable refundable advance money and do the works and the Owners have handed over the Premises to the Developer to develop the same and now wants the said understanding recorded in writing.

NOW IT IS HEREBY AGREED BY AND BOTH THE PARTIES HEREIN AS FOLLOWS -

1. The Owners appoint the Developer to develop the Premises and the Developer has accepted such appointment on the terms and conditions hereunder contained.
2. In terms of the oral Understanding arrived between the Owners and the Developer, the Developer have taken steps for initiation of work of developing the said area and have also deposited with the Owners an interest free security deposit a sum of Rs. 90,00,000/- on or before 06-07-2012 by



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way various cheques all drawn on Yes Bank and Corporation Bank vide Cheque Nos. 399868, 399861, 399862, 399863, 399870, 399871, 399866, 399867, 697334, 697336, 697335, 697338 and 697337. Such Deposit shall be refunded without interest before taking over the possession of the Owners share of Allocation after completion of the development as envisaged herein.

3. It is further decided that the Developer would be entitled to re-designate portions of the areas from residential and/or commercial and/or semi commercial as may be thought fit and proper for better financial benefit of both the parties. However, the Developer would not be entitled to change the purpose and use of the areas allotted to the Owners as mentioned in Second Schedule hereunder written.
4. It being further agreed that in case any additional floor is developed over G + 12 building upon receipt of sanction from Kolkata Municipal Corporation the Owners shall be entitled to 40% area of such additional floors and without bearing any cost whatsoever howsoever.
5. In terms of the understanding agreed between the parties, the Owners have handed over physical vacant possession of the said area to the Developer and the Developer shall start construction within ^{Three} 3 months from the date of this Agreement.
6. It is further agreed that the Owners have lost and/or misplaced the original Title Deed in respect of the Schedule premises and the Owners shall keep the Developer and all other parties informed and state that the same has not been pledged and/or given to any other party. The developer may if it is so desired publish notice to this effect and the owners have requested the developer to take appropriate steps in this respect as may be required and/or advised.
7. The new building shall be for the residential / commercial and/or other purpose as may be decided mutually between the parties to this Agreement for better and best financial benefit of all the parties.

Subodh
Sachin Kumar



District Sub-Registrar-V
Khowee, South 24 Parganas

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8. The Owners had executed Power of Attorney in favour of Anil Tolairia to take out all necessary permissions for construction of new multi storied building from the competent authorities including getting completion certificates or amendments to the building plan drawn by Kolkata Municipal Corporation or completion plan within the meaning of Rule 25 of the Building Rules of Kolkata Municipal Corporation. The said Power of Attorney was registered with District Sub Registrar III, South 24-Parganas, Kolkata and was recorded in Book No. IV, Volume I, Pages 443 to 445 being Deed No. 00167 for the year 2009. The said Power of Attorney is still valid and subsisting and the Owners agreed that the said Power of Attorney shall not be revoked and cancelled during the validity of this Agreement and shall ensure that the heirs of the Owners, in case of any need arises, shall forthwith execute fresh Power of Attorney on the same terms with same power in favour of the said nominee of the Developer. The Owners further state and Developer accepts that the said Attorney is also the nominee of the Developer.
9. The Owners and in case of exigency their heirs hereby confirm that they shall fully co-operate with the Developer in respect of the development of the Premises and/or project and shall not raise or cause any obstruction, hindrance, claim, demand or right whatsoever against the Developer.
10. The Owners further confirm that they shall execute and join in as parties of such documents, deeds to transfer the Developer's share to such third persons as may be necessary or required by the Developer and/or by the Lawyer as the case may be for the purpose of transferring of title of ownership of the developed area to such Purchaser(s).
11. The Owners further confirm that the Developer shall be entitled to enter into Agreement for Sale and sell their allocation (i.e. Developer's allocation) of the Developed area save and except the areas mentioned in The Second Schedule herein after mentioned on such price as may be decided from time to time by the Developer and on the terms and condition as may be decided by the Developer.



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12. The Developer agrees to deliver possession to any of the intending Purchasers nominated by the Owners.
13. The Developer shall not part with the possession of the Developer's area before 60 days of issuing the notice of possession to the Owners ^{and after} handing over the physical possession of the Owners' allocation to the Owners whichever is earlier.
- 13.1. The Owners acknowledged that the Developer through its partners had paid a sum of Rs. 90.00 lakhs on or before 06/07/2012. The said amount shall be refunded before possession by the owners of the owner's allocation.
14. In connection with the aforesaid, it is agreed and clarified as follows:-
- (a) The Working plan in terms of the Sanction Plan for the new building shall be prepared by the Architect appointed by the Developer in consultation with the Owners.
 - (b) The Owners and the Developer shall make changes in the property lay out and elevation as may be approved by the Architects and/or Corporation from time to time.
 - (c) The Developer as licensee shall be at liberty to do all works as may be required for the project and utilize the existing water, electricity and telephone connections in the premises but shall pay costs thereof.
 - (d) All costs, charges and expenses for construction of new building, taking out completion certificate, getting sewerage and water connection and/or any other costs for the purposes of construction of new building and taking appropriate certificates from Kolkata Municipal Corporation shall be borne and paid by the Developer only.

[Signature]
 Subhendu Biswas



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15. The Owners shall sell their allotted share to the proposed transferee with or without assistance of the Developer and the Parties may decide on the minimum price below which none of the parties shall be entitled to sell or market their respective allotment. The cost of such transfer, cost of stamp paper, registration fee of the conveyance shall be borne and paid by the prospective Purchasers / Transferees. It being expressly agreed that the Developer shall sign all such documents as a confirming Party.
16. It is further clarified and agreed as follows:
- (a) The Developer will provide firefighting equipment and apparatus, electrical transformer, sub-station, generator and electric connection for the entirety of the new building, whole cost will be borne by the Developer. The developer shall be entitled to seek re-imbursement of transformers, generator, cost and deposits from the eventual purchaser and/ or transferee whether transfer of owner's allocation or Developer's allocation. However, in case the owner retains any area for their own use, they will not be liable for payment of such cost.
- (b) On completion of the new building and/or blocks from time to time on the premises, the Developer shall maintain and manage the same in consultation with the Owners and in accordance with the Apartment Ownership Act or by formation of a society or company as may decide by the developer.
- (c) The Developer shall cause formation of the society / association or a company / LLP for the common purposes of maintenance of the building and the unit owners shall be made the owner of such organization in proportionate share and as early as possible. After the completion of the project, the Developer shall handover all the deposits and all matters arising in respect of the management of the premises and particularly the common portion to the said society / association or company / LLP and whereupon the Developer shall be deemed to have completely



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discharge all the duties and obligations thereunder save only those matters that remain unresolved at that time.

- (d) All the original title documents (except the original title Deed which has been reportedly misplaced / lost) in respect of the premises already is under the custody of the Developer. After the completion of the building, registration of the Power of Attorney and other documents for transfer of constructed areas in the proposed new building will be handed over and shall be kept under the custody of the society / association or company / LLP (to be formed) by the unit holders of the new building.
- (e) If so required, the parties hereto shall join and/or cause such person or persons as may be necessary to join as Confirming Parties in any documents, conveyances and/or other documents of transfer that any of the parties hereto may enter into any such person who desires to acquire units comprises in the allocation of the transferor / party in terms thereof and similarly the Developer shall join in respect of the Owners area.
- (f) The Developer shall keep the Owners saved harmless and indemnified in respect of any loss, damage, costs, charges and proceedings that may arise in pursuance thereof including:
- (i) All claims and demands that may be due to anything done by the Developer during construction of the new building including claims by the Owners of adjoining properties for damages to their properties would be Bourse by the Developer.
- (ii) Claims and demands of the suppliers, contractors, workmen and agents of the Developer or any account whatever including any accident or other loss.



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- (iii) Any demand and/or claim made by the unit owner of the new building / sanctioned area and any action taken by the Corporation and/or any authority for any illegal or faulty construction or otherwise of the new building.
- (iv) The covered area sanctioned by the Corporation on the basis of the prevailing rules and regulations.
- (v) Upon building being completed, the Developer shall give notice to the Owners and/or their nominees to take possession of the Owners' portions of the developed area and only upon giving such notice ^{and handing over the relevant allocations} the Developer shall be entitled to part with the possession of the Developer's share in the developed area.
17. In case any additional area at any time is sanctioned and/or constructed on the premises (including commercial area) then all the parties hereto shall be entitled to such benefit in proportion of their respective shares but sanctioned fee and other charges including cost of construction of the said additional area shall be borne by the Developer exclusively.
- 17 (a) The Owners will get roof right as common right as per their allocation mentioned herein
18. The Owners had already granted registered Power of Attorney in favour of one Mr. Anil Kumar Tolasaria accepting him their Attorney. The Developer accepted Sri Anil Tolasaria as their nominee. However, the Owners shall from time to time grant such further fresh powers and/or authorities to the Developer and/or to their nominees concerning the project for the Developer's doing the various works envisaged hereunder including entering into agreement for sale and/or construction of the new building and/or portions thereof for Developer's allocation as stated hereinabove.
19. The new building shall be constructed and completed by the Developer with such specification as mentioned in the Third Schedule hereto.

Signature
 Anil Kumar Tolasaria



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20. The Owners shall give full co-operation to the Developer and sign such paper confirmation and/or authorities as may be reasonable and required by the Developer from time to time for the project at the cost and expense of the Developer.
21. In case any of the parties hereto are unable to fulfill their obligation then and in such event the time of the performance of their obligations shall be extended mutually.
22. In case of any statutory obligations, outgoings and/or encumbrances be found with respect to title of the said premises, then the Owners shall be liable to meet the same at their own costs. In case the Owners do not, then the Developer shall be entitled to meet the same and recover the costs from the Owners.
23. In case any of the parties commit any default in fulfillment of their obligations contained herein then and in such event, the other party shall be entitled to specific performance of this Agreement and this Agreement shall not be considered as a mere building contract but shall be construed to be a composite Agreement.
24. The Owners shall be liable and pay capital gains tax, Service Tax etc. which are presently payable on their portions of allocation of the developed area (Owners' allocation) as per the prevailing law or any other law which may be brought into force during the period of construction and in case the Developer herein meets or pays any obligation of the Owner towards payment of such taxes, the Owners shall reimburse the same to the Developer before taking over of possession of Owners allocation.
25. Notwithstanding anything herein contained, in case the Developer fail to deliver possession of the Owners' area to the Owners within the period mentioned herein above in spite of the Owners fulfilling their obligations hereunder, except in case of force majeure, then and in such event, the Owners shall allow the Developer an extension of grace period of 6 (six) months after the agreed period of completion.



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Force Majeure shall include Acts of God, Acts of State, War, Arson, Riot, Acts of Nature including flood, earthquake and unforeseen heavy rainfall.

THE FIRST SCHEDULE ABOVE REFERRED TO

Encl.

All That the piece and parcel of mesuage, tenement, hereditament and land admeasuring 20 Cottahs 9 Chittacks 32 Sq. Ft. be the same a little more or less along with 2,880 Sq. Ft. pucca structure comprised in Mouza - Kalikapur, J.L.No.20, Dag No.356/406 of Khatim No.361, 356 and 353 being Premises No.1185, Kalikapur under Police Station - Parba Jadavpur, now Survey Park, Kolkata - 700 099 within District - 24-Parganas (South) within the local limits of Ward No.109 of Kolkata Municipal Corporation. The property/premises is situated on road.

THE SECOND SCHEDULE

All that the saleable built-up area in the Second Floor, Third Floor, Fourth Floor and Fifth Floor in the building equivalent to 35% (Thirty five percent) of the total saleable built-up area along with the proportionate car parking spaces identified and marked in the map or plan annexed hereto and marked with red and proportionate share of land.

THE THIRD SCHEDULE
(SPECIFICATIONS)

The said flat / residential building / commercial and car parking area shall be completed and finished in the following manner:

- CONCRETE : RCC works of beams, slabs, lintels, chajjas etc. will be done in (1:1/2:3) water proofing and roof treatment will be provided.
- PLASTERING : (a) 12 mm. Thickness inside plaster with sand and cement mortar in (4:1) ratio.

Signature
Notar Public



[Signature]
District Office, Pangasinana
Balayan, Pangasinana

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- (b) 19 mm thick outside plaster with sand and cement mortar (4:1) ratio
- FLOORING**
- (a) Flooring - Marble 2.0 m x 1.12 m full length slab with skirting and margin 100 mm or vitrified glazed tile of appropriate size may be used in bed room, living cum dining, verandah, staircase etc. marble in kitchen and toilet with dado upto 100 mm height.
- (b) Side wall of toilet will be finished with glazed tiles 300 mm x 200 mm and height upto 1800 mm.
- (c) Coloured glazed tiles high class brand 300 mm x 200 mm to be fixed on wall of kitchen height upto 1500 mm from cooking slab (marble), size: 1800 x 600 mm.
- (d) Wall between the units will be done 1st class bricks in cement and mortar in (4:1) ratio with wire nets.
- (e) Wall 75 mm inside partition and 125 mm thick partition between the units.
- STAIRCASE** ~~Slab~~ will be finished with marble
- LIFT** OTIS / KONE or equivalent make lift separate for commercial and residential 8 persons lift capacity.
- WINDOW** Aluminium frame with 3 mm plain glass and M.S. Square Bar.

SANITARY AND WATER SUPPLY :

- (a) PVC pipes Reliance or equivalent for external line.
- (b) Overhead reservoir will be R.C.C.
- (c) PVC rainwater (Reliance or equivalent) pipe for water disposal.
- (d) K.M.C. water supply existing at site or new connection arranged by the Developer with commercial fee.



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- (e) G.I. pipe fitting of TATA make for concealed pipe line will be used for toilet / W.C. kitchen cold line in toilets.
- (f) Outside running water - G.I. pipe TATA make.
- (g) Porcelain coloured commode for toilet (W.C.) Neycer or equivalent.
- (h) Concealed internal lines as necessary in kitchen and toilet, TATA make.
- (i) CP stop cock, bib cock, angular stop cock etc. in toilet and kitchen, basin Exaco make / brand.
- (j) Porcelain hand wash basin with stand of heritage colour of Neycer / Parryware make will be provided. Geyser line will be provided in every toilet. Still sinks for kitchen will be provided (hot & cold).

DOOR

Door frames will be of best quality Sal Wood of Malaysia. All doors will be commercial ply (phenol bonded). Main door made by C.P. type.

PAINTING

Water proof cement (weather coat colour Berger) on outside walls and plaster of paris on inside walls.

ELECTRIFICATION

(a) - Concealed or semi concealed wiring, built in switch board with piano switches of Anchor make. Wire will be provided of ISI approved Finolex / havells or equivalent brand.

(b) 2 light point, 1 fan point and 05 amps. Plug point in each bed room and 1 power point and 1 light point in each Kitchen.

(c) 2 light point, 1 fan point 5 amps point in drawing room.

(d) 1 calling bell point at main door.

(e) Close circuit camera facility.

(f) Fire protection arrangement as may be required.



[Signature]
District Health Officer
South 24 Parganas

02 MAY 2017

IN WITNESS WHEREOF the parties hereto have hereunto sets and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the OWNERS at Kolkata

In presence of

1) Subodh Roy
Alipore Police Court
Kolkata-27.

2) NIKHIL TRAIER
20, LANSDOWN TERRACE
KOLKATA-700026

Purnima Biswas

Ratna Biswas

Geetika Biswas

Barbara Biswas

Uttam Biswas

Ruma Biswas

Uma Biswas

Naumen Biswas

SIGNED, SEALED AND DELIVERED

By the DEVELOPER at Kolkata

In presence of

1) Subodh Roy
Alipore Police Court
Kolkata-27.

2) NIKHIL TRAIER
20, LANSDOWN TERRACE
KOLKATA-700026

ARISTOCRAT RESIDENCES LLP

[Signature]
[NEELAM SINGHANI]
Partner, Authorized Signatory

Prepared By

[Signature]
Advocate (SUNIL KUMAR DUTTA) WB-2166/99.
Alipore Civil And Criminal Court, Kolkata - 700 027.



District Sub-Registry
South 24 Parganas

02 MAY 2017



Name :- **PURNIMA BISWAS** Signature :- *Purnima Biswas*



Name :- **RATHIN BISWAS** Signature :- *Rathin Biswas*



Name :- **GAUTAM BISWAS** Signature :- *Gautam Biswas*



District Sub-Registrar-V
Alipore, South 24 Parganas

02 MAY 2017

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- **SANTANU BISWAS** Signature :- *Santanu Biswas*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- **UTTAM BISWAS** Signature :- *Uttam Biswas*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- **SOURMEN BISWAS** Signature :- *Soumen Biswas*



[Handwritten Signature]
District Sub-Registrar, V
Alapaha, South 24 Parganas

02 MAY 2017

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- *RUMA BISWAS* Signature :- *Ruma Biswas*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- *UMA BISWAS* Signature :- *Uma Biswas*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- *NEERAJ SADANI* Signature :- *ARISTOCRAT RESIDENCES LLP*

Further Authorised Signature



[Signature]
District Sub-Registrar-V
South 24 Parganas

02 MAY 2017

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

GRN: 19-201718-000721364-1 Payment Mode Online Payment
GRN Date: 28/04/2017 12:48:27 Bank: HDFC Bank
BRN: 322438591 BRN Date: 28/04/2017 12:47:21

DEPOSITOR'S DETAILS

Id No. : 16301000150872/3/2017

(Slary No. Slary Year)

Name : LALIT KUMAR SADANI
Contact No. : 22620046 Mobile No. : +91 9831827059
E-mail : lsadani@gmail.com
Address : 2 CHURCH LANE, ROOM NO.308A, KOLKATA-700028
Applicant Name : Mr SUBR KUMAR DUTTA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimant
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16301000150872/3/2017	Property Registration- Registration Fee	0000-02-104-001-16	9942
2	16301000150872/3/2017	Property Registration- Stamp duty	0000-02-103-002-02	7521

Total 17463
In Words : Rupees One Lakh Seventy Four Thousand Sixty Three only



A

आयकर विभाग
INCOME TAX DEPARTMENT
PURNIMA BISWAS

भारत सरकार
GOVT OF INDIA

DHIRENDR NATH BISWAS

15/06/1942

AKCP60770P

Purnima Biswas



Purnima Biswas,

प्रमाणित किया जाता है कि
उपरोक्त नाम का व्यक्ति
सर्वोच्च न्यायालय के
समक्ष अपने नाम पर
संलग्न है।

इस प्रमाणपत्र को जारी करने के लिए
सर्वोच्च न्यायालय के
समक्ष उपरोक्त नाम का
व्यक्ति अपने नाम पर
संलग्न है।

सर्वोच्च न्यायालय, दिल्ली
दिल्ली - 110001



आयकर विभाग
INCOME TAX DEPARTMENT
RATHIN BISWAS



भारत सरकार
GOVT. OF INDIA

RABINDRA NATH BISWAS

34501970

Permanent Account Number

AYAPB7930L

Rathin Biswas

Signature

Rathin Biswas



यदि आपका बैंक खाता नही है तो आप
आपके बैंक खाते को बनाने के लिए
आपके बैंक खाते को बनाने के लिए
आपके बैंक खाते को बनाने के लिए

If you need to open a current / bank account please
please apply / request /
Income Tax (IT) Services Unit, NSDL,
3rd Floor, Sapthagiri Chambers,
New Delhi Telephone Exchange,
New Delhi - 110 001.

Tel: 91-11-2731 8000, Fax: 91-11-2731 8001
e-mail: itnsdl@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT
GOUTAM BISWAS
RADINDRA NATH BISWAS



भारत सरकार
GOVT. OF INDIA



24/01/1959

Permanent Account Number
AYAPB7857J

Goutam Biswas

Signature



1800000

Goutam Biswas



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Green Term Bonus





आयकर विभाग

INCOME TAX DEPARTMENT

UTTAM KR BISWAS

RABINDRA NATH BISWAS

07/05/1954

Permanent Account Number

BLNP67303M

Uttam Kumar Biswas

Signature



भारत सरकार

GOVT. OF INDIA



Uttam Biswas



आयकर विभाग
TINOMETAL DEPARTMENT

103
992

भारत सरकार
GOVT. OF INDIA

SAURIN H BOWAS
RABINDRA NATH BOWAS
1012-196
AQRPS7477B



Saurin Bhowas

Saurin Bhowas



Hallman Bismar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

रुमा बिस्वास

RADNORA DEWAS

CG/31903

Supervisor and Revenue Officer

AKSP/281662

Ruma Biswas

Signature



Ruma Biswas.

आयकर विभाग, राजस्थान सरकार, जयपुर
आयकर विभाग, राजस्थान सरकार, जयपुर
आयकर विभाग, राजस्थान सरकार, जयपुर
आयकर विभाग, राजस्थान सरकार, जयपुर

आयकर विभाग, राजस्थान सरकार, जयपुर
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आयकर विभाग, राजस्थान सरकार, जयपुर
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आयकर विभाग, राजस्थान सरकार, जयपुर



जायकर विभाग
INCOME TAX DEPARTMENT
UMA BISWAS



भारत सरकार
GOVT. OF INDIA

RABINDRA NATH BISWAS

DL/001/1500
Permanent Account Number
AVTP043100

Uma Biswas

Signature



Uma Biswas

पत्रिका १ अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत
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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LT Sheet of Query No/Year 16301000150872/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	PURNIMA BISWAS PURBALOK, P.O.- KALKAPUR, P.S.- Purba Jadabpur, District-South 24- Parganas, West Bengal, India, PIN - 700099	Land Lord			Purnima Biswas. 02.05.17
2	RATHIN BISWAS PURBALOK, P.O.- KALKAPUR, P.S.- Purba Jadabpur, District-South 24- Parganas, West Bengal, India, PIN - 700099	Land Lord			Rathin Biswas 02.05.17
3	GAUTAM BISWAS PURBALOK, P.O.- KALKAPUR, P.S.- Purba Jadabpur, District-South 24- Parganas, West Bengal, India, PIN - 700099	Land Lord			Gautam Biswas 02.05.17



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
4	SANTANU BISWAS PURBALOK, P.O.- KALIKAPUR, P.S.- Purba Jadbipur, District-South 24- Parganas, West Bengal, India, PIN - 700099	Land Lord			Santanu Biswas 02.05.17
5	UTTAM BISWAS PURBALOK, P.O.- KALIKAPUR, P.S.- Purba Jadbipur, District-South 24- Parganas, West Bengal, India, PIN - 700099	Land Lord			Uttam Biswas 02.05.17
6	SOURMEN BISWAS PURBALOK, P.O.- KALIKAPUR, P.S.- Purba Jadbipur, District-South 24- Parganas, West Bengal, India, PIN - 700099	Land Lord			Sourmen Biswas 02.05.17
7	RUMA BISWAS PURBALOK, P.O.- KALIKAPUR, P.S.- Purba Jadbipur, District-South 24- Parganas, West Bengal, India, PIN - 700099	Land Lord			Ruma Biswas 02.05.17



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
8	UMA BISWAS PURBALOK, P.O.- KALKAPUR, P.S.- Purba Jalalpur, District-South 24- Parganas, West Bengal, India, PIN - 700099	Land Lord			 02.05.17
9	NEERAJ SADANI: 35, ROWLAND ROAD, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Developer (ARISTOC RAT RESIDEN CES LLP)			 02.05.17
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	PRADEEP ROY Son of Late PARMAL ROY ALIPORE POLICE COURT, P.O.- ALIPORE, P.S.- Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700027	PURNIMA BISWAS, RATHIN BISWAS, GAUTAM BISWAS, SANTANU BISWAS, UTTAM BISWAS, SOUMEN BISWAS, RUMA BISWAS, UMA BISWAS, NEERAJ SADANI		 02.05.17	

(Eak Prasad
Bandyopadhyay)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	1-1630-01329/2017	Date of Registration	03/05/2017
Query No / Year	1630-1000150872/2017	Office where deed is registered	
Query Date	27/04/2017 4:49:21 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836874709, Status : Advocate		
Transaction	Additional Transaction		
[0118] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 90.00.000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 4,23,40,647/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 99,042/- (Article:E, E. B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalkapur, Road Zone : (Kalkapur - Kalkapur) , Premises No. 1185, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	RCR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		20 Katha 9 Chatak 32 Sq Ft	1/-	4,01,80,647/-	Width of Approach Road: 80 Ft.,
Grand Total :					34.0015Dec	1 1/-	401,80,647 1/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2880 Sq Ft.	1/-	21,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2880 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Puuca, Extent of Completion: Complete					
Total :		2880 sq ft	1 1/-	21,60,000 1/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PURNIMA BISWAS Wife of Late RABINDRA NATH BISWAS PURBALOK, P.O.- KALKAPUR, P.S.- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: AXDP86778P, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 , Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence
2	RATHIN BISWAS Son of Late RABINDRA NATH BISWAS PURBALOK, P.O.- KALKAPUR, P.S.- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India PAN No.: AYAPB7930X, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 , Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence



3	GAUTAM BISWAS Son of Late RABINDRA NATH BISWAS PURBALOK, P.O:- KALKAPUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AYAPBT857J, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence
4	SANTANU BISWAS Son of Late RABINDRA NATH BISWAS PURBALOK, P.O:- KALKAPUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AVRPB8226C, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence
5	UTTAM BISWAS Son of Late RABINDRA NATH BISWAS PURBALOK, P.O:- KALKAPUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BLNPB7303N, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence
6	SOURMEN BISWAS Son of Late RABINDRA NATH BISWAS PURBALOK, P.O:- KALKAPUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ACRPB7627B, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence
7	RUMA BISWAS Daughter of Late RABINDRA NATH BISWAS PURBALOK, P.O:- KALKAPUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKSPB8746L, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence
8	UMA BISWAS Daughter of Late RABINDRA NATH BISWAS PURBALOK, P.O:- KALKAPUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AVTPB4319B, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARISTOCRAT RESIDENCES LLP 2, CHURCH LANE, ROOM NO-302A, 3RD FLOOR, P.O:- G.P.O, P.S:- Hare Street, District: Kolkata, West Bengal, India, PIN - 700001 . PAN No.: AAVFA5957R, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEERAJ SADANI (Presentant) Son of LALIT KUMAR SADANI 35, ROWLAND ROAD, P.O:- Bhawanipore, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, . PAN No.: AYUP69435N Status : Representative, Representative of : ARISTOCRAT RESIDENCES LLP (as PARTNER)

Identifier Details :

Name & address
PRADEEP ROY Son of Late PARNAL ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of PURNIMA BISWAS, RATHIN BISWAS, GAUTAM BISWAS, SANTANU BISWAS, UTTAM BISWAS, SOURMEN BISWAS, RUMA BISWAS, UMA BISWAS, NEERAJ SADANI



On 02-05-2017

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

Presented for registration at 20:55 hrs on 02-05-2017, at the Private residence by NEERAJ SADANI .

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

Execution is admitted on 02/05/2017 by 1. PURNIMA BISWAS, Wife of Late RABINDRA NATH BISWAS, PURBALOK, P.O. KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 2. RATHIN BISWAS, Son of Late RABINDRA NATH BISWAS, PURBALOK, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 3. GAUTAM BISWAS, Son of Late RABINDRA NATH BISWAS, PURBALOK, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 4. SANTANU BISWAS, Son of Late RABINDRA NATH BISWAS, PURBALOK, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 5. UTTAM BISWAS, Son of Late RABINDRA NATH BISWAS, PURBALOK, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 6. SOUMEN BISWAS, Son of Late RABINDRA NATH BISWAS, PURBALOK, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 7. RUMA BISWAS, Daughter of Late RABINDRA NATH BISWAS, PURBALOK, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 8. UMA BISWAS, Daughter of Late RABINDRA NATH BISWAS, PURBALOK, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others

Identified by PRADEEP ROY, , Son of Late PARMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 02-05-2017 by NEERAJ SADANI, PARTNER, ARISTOCRAT RESIDENCES LLP, 2, CHURCH LANE, ROOM NO-302A, 3RD FLOOR, P.O:- G P O, P.S: Hare Street, District-Kolkata, West Bengal, India, PIN - 700031

Identified by PRADEEP ROY, , Son of Late PARMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Sati Prosad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-05-2017

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 99,642/- (B = Rs 98,585/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 99,642/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2017 12:47PM with Govt. Ref. No: 192017180067213641 on 28-04-2017, Amount Rc: 99,642/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 322438591 on 28-04-2017, Head of Account 0030-03-104-001-16



Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	PURNIMA BISWAS	ARISTOCRAT RESIDENCES LLP-4.25018 Dec
2	RATHIN BISWAS	ARISTOCRAT RESIDENCES LLP-4.25018 Dec
3	GAJTAM BISWAS	ARISTOCRAT RESIDENCES LLP-4.25018 Dec
4	SANTANU BISWAS	ARISTOCRAT RESIDENCES LLP-4.25018 Dec
5	UTTAM BISWAS	ARISTOCRAT RESIDENCES LLP-4.25018 Dec
6	SOUJEN BISWAS	ARISTOCRAT RESIDENCES LLP-4.25018 Dec
7	RUMA BISWAS	ARISTOCRAT RESIDENCES LLP-4.25018 Dec
8	UMA BISWAS	ARISTOCRAT RESIDENCES LLP-4.25018 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	PURNIMA BISWAS	ARISTOCRAT RESIDENCES LLP-360 Sq Ft
2	RATHIN BISWAS	ARISTOCRAT RESIDENCES LLP-360 Sq Ft
3	GAJTAM BISWAS	ARISTOCRAT RESIDENCES LLP-360 Sq Ft
4	SANTANU BISWAS	ARISTOCRAT RESIDENCES LLP-360 Sq Ft
5	UTTAM BISWAS	ARISTOCRAT RESIDENCES LLP-360 Sq Ft
6	SOUJEN BISWAS	ARISTOCRAT RESIDENCES LLP-360 Sq Ft
7	RUMA BISWAS	ARISTOCRAT RESIDENCES LLP-360 Sq Ft
8	UMA BISWAS	ARISTOCRAT RESIDENCES LLP-360 Sq Ft

Endorsement For Deed Number : 1 - 163001329 / 2017

On 27-04-2017

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 4,23,40,647/-



Sati Prasad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



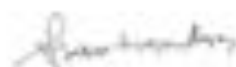
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,821/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 75,821/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 926327, Amount: Rs. 100/-, Date of Purchase: 21/04/2017, Vendor name: L K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2017 12:47PM with Govt. Ref. No: 192017189007213641 on 28-04-2017, Amount Rs: 75,821/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 322438591 on 28-04-2017, Head of Account 0030-02-103-003-02



Sati Prasad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2017, Page from 39157 to 39201
being No 163001329 for the year 2017.



Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2017.05.04 11:51:27 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 04-05-2017 11:51:26
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

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