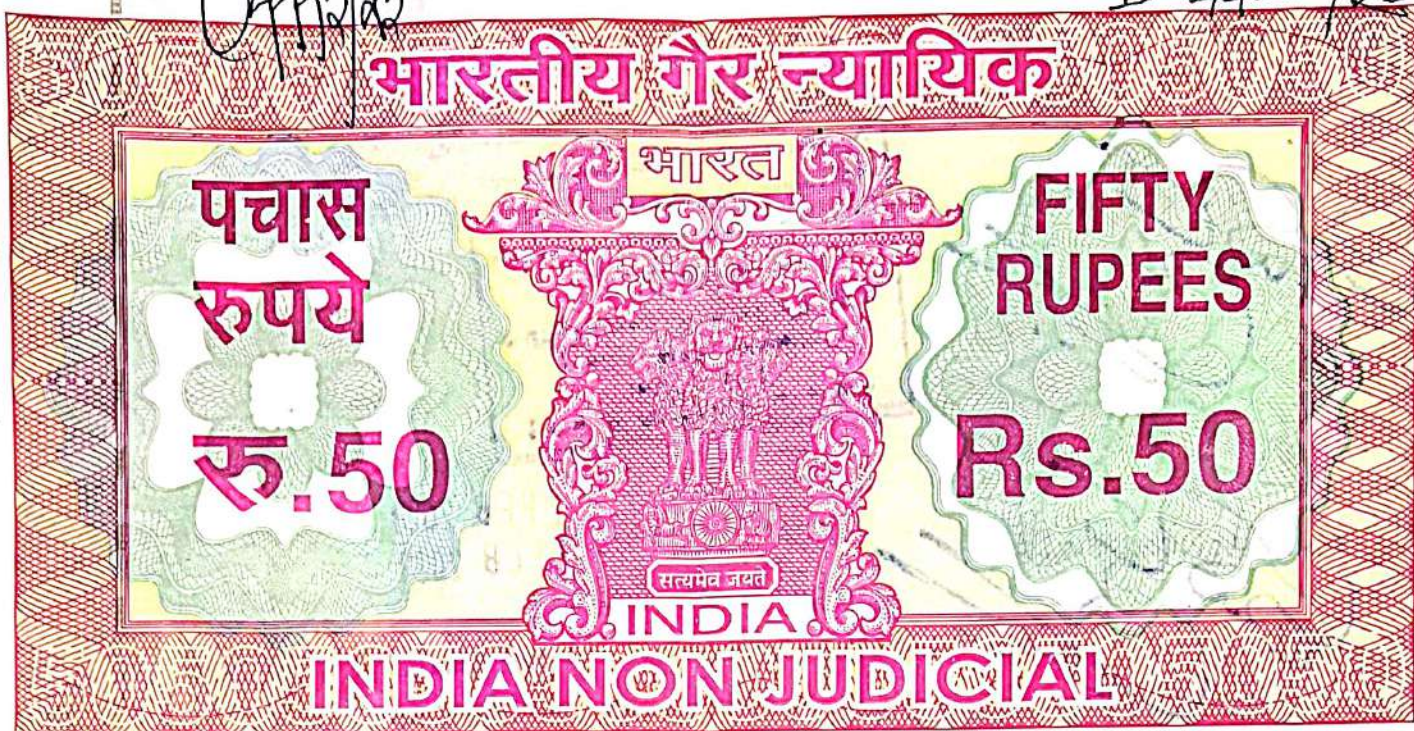


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Certified that the document is admitted the Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.



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Aizpur, South 24 Parganas

12 APR 2023
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THIS AGREEMENT is made this 11th day of April Two Thousand and Twenty Three
BETWEEN CHANDRIMA DUTTA (PAN-ADIPD0819P & Aadhaar No. 9770 3700
0505) daughter of Late Gyanendra Chandra Deb, an Indian national, by faith Hindu,
by occupation Housewife, presently residing at No. 6B, Dr. Sarat Banerjee Road,

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4-25 PM
11/4/23

184570

Subhasis Dasgupta
Advocate
Alipore Judge Court

2 FEB 2023
GURANJAN MURHERJEE
C.C. Court

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2973

For Swastic Projects Pvt. Ltd.

[Handwritten signature]
Director

2 FEB 2023
2 FEB 2023

2973

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Registration No. 712/11
Registration No. 1808
99 APR 2023

Tarunika Pal, Advocate,
Daughter of Tarun Pal.
Residing at: 18/A, Andal Road
(Lower), Howrah - 711109

Kolkata 700 029, PO Sarat Bose Road, PS Tollygunge hereinafter referred to as the OWNER of the ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat and is herein represented by one of its directors, Mr. Satwic Vivek Ruia (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian national, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge hereinafter called the DEVELOPER of the OTHER PART:

WHEREAS:

- A. By an Indenture dated 18th December 1936 and registered with the District Sub Registrar Alipore in Book No. I, volume No. 20 in pages 84 to 86 being No. 368 of 1937 the Trustees for the Improvement of Calcutta sold transferred and conveyed unto and in favour of Preo Nath Hore ALL THAT the piece or parcel of land containing by ad-measurement an area of 05 cottahs 01 chittack and 15 sq. ft. be the same a little more or less lying situate at and/or being plot No. 56 of the surplus lands in Improvement Scheme No. XXXIII formed out of old municipal premises Nos. 104/1 & 104/1/1, Lake Road being a part of holding No. 86, Sub – Division R, Division VI, Dihi Panchannagram, District 24 Parganas, Thana Tollygunge Sub Registration Office Alipore (hereinafter referred to as the said LAND) for the consideration and in the manner as contained and recorded therein.
- B. Whilst purchase of the said Land the said Preo Nath Hore had only made payment of a part of the consideration amount and the remaining amount was secured by way of registered deed of security dated 18th December 1936 and registered with the District Sub Registrar Alipore in Book No. I, volume No. 17 in pages 222 to





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227 being No. 369 of 1937 the said Preo Nath Hore in favour of the Trustees for the Improvement of Calcutta in the manner as contained and recorded therein.

- C. Pursuant to the full payment of the amount due of the Trustees for the Improvement of Calcutta in respect of the said Land by virtue of the Security deed as hereinbefore mentioned, by an Indenture dated 08th May 1937 and registered with the District Sub Registrar Alipore in Book No. 1, volume No. 50 in pages 150 to 155 being No. 2079 of 1937 the Trustees for the Improvement of Calcutta released in favour of Preo Nath Hore the said Land absolutely and forever in the manner as contained and recorded therein.
- D. The said Preo Nath Hore during his lifetime constructed a three storied building on part of the said Land the same was renumbered as municipal premises No. 6B, Dr. Sarat Banerjee Road and the remaining vacant land was renumbered as municipal premises No. 6A, Dr. Sarat Banerjee Road.
- E. The said municipal premises Nos. 6A, Dr. Sarat Banerjee Road & 6B, Dr. Sarat Banerjee Road are hereinafter collectively referred to as the said **PROPERTY** and is morefully and particularly mentioned and described in the **PART – I** of the **FIRST SCHEDULE** hereunder written.
- F. The said Preo Nath Hore during his lifetime made and published his last will and testament dated 22nd March 1953 whereby and wherein the said Preo Nath Hore apart from other bequeathments upon his death gave and bequeathed the said Property in the manner as following: -
- i. The premises No. 6A, Dr. Sarat Banerjee Road to his son Girindra Nath Hore and daughter Bela Deb;
 - ii. In the premises No. 6B, Dr. Sarat Banerjee Road: -
 - a. Northern block of the ground floor of the three storied house and garage to Girindra Nath Hore;





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- b. Southern block of the ground floor of the three storied house to Santi Kar;
- c. Southern block of first floor of the three storied house to Sudhira (Polly) Hore;
- d. Northern block of first floor of the three storied house to Shailo Bala Hore nee Kalyani Sarkar;
- e. Northern block of second floor of the three storied house to Bela Deb;
- f. Southern block of second floor of the three storied house to Chitra (Mary) Hore;

The above is subject to the life interest of residence of Saroj Bala Hore upon the southern block flat on the first floor;

- G. The said Preo Nath Hore died testate on 09th February 1967.
- H. Upon an application being made for grant of probate in respect of the last will and testament dated 22nd March 1953 of the said Late Preo Nath Hore the probate in respect thereof was granted on 20th August 1969 by the Ld. District Delegate at Alipore in Act 39 case No. 139 of 1969.
- I. The said *municipal premises* No. 6B, Dr. Sarat Banerjee Road is hereinafter referred to as the said **PREMISES** and is morefully and particularly mentioned and described in the **PART – II** of the **FIRST SCHEDULE** hereunder written and the said municipal premises No. 6A, Dr. Sarat Banerjee Road is hereinafter referred to as the said **ADJOINING PREMISES** and is morefully and particularly mentioned and described in the **PART – III** of the **FIRST SCHEDULE** hereunder written.
- J. The said Saroj Bala Hore died on 5th August 1976.
- K. The said Kalyani Sarkar died intestate on 2nd April 1990 leaving behind her surviving her two sons namely Salil Sarkar and Samir Sarkar as her only surviving





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legal heirs and/or representatives since her husband namely U. C. Sarkar predeceased her on 24th June 1984.

- L. The said Bela Deb died intestate on 5th May 1992 leaving behind her surviving husband namely Gyanendra Chandra Deb and two daughters namely Chitralkha Shalom and Chandrima Dutta as her only surviving legal heirs and/or representatives since her only son namely Chandra Sekhar Deb's death was registered on 12th December 1988 by the Kolkata Municipal Corporation.
- M. The said Gyanendra Chandra Deb died intestate on 22nd July 1993 leaving behind him surviving his two daughters namely Chitralkha Shalom and Chandrima Dutta as his only surviving legal heirs and/or representatives.
- N. The said Girindra Nath Hore died intestate on 25th June 1996 leaving behind him surviving his wife Minati Hore and two sons namely Pradip Hore and Prabir Hore as his only surviving legal heirs and/or representatives.
- O. The said Pradip Hore died intestate on 26th December 2002 leaving behind him surviving his mother Minati Hore, wife Suprava Hore and one son namely Deepanjan Hore and one daughter Deepsikha Hore as his only surviving legal heirs and/or representatives.
- P. The said Shanti Kar died intestate on 22nd January 2008 leaving behind her surviving her one daughter namely Manju Banerjee as her only surviving legal heirs and/or representatives since her husband namely Sachindra Kumar Kar predeceased.
- Q. The said Mary Hore a spinster died intestate on 30th May 2012 and it was expressly stated in the said last will and testament dated 22nd March 1953 of the said Late Preo Nath Hore that if Girindra Nath Hore or any of his daughters die





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before marriage or without any issue after marriage, his or her share will go to the rest of his children excepting Sailesh Kumar Hore.

- R. The said Manju Banerjee died intestate on 26th May 2016 leaving behind her surviving her husband namely Pabitra Banerjee, one daughter Sophia Banerjee and one son Mahabir Banerjee as her only surviving legal heirs and/or representatives.
- S. The said Prabir Hore died intestate on 09th December 2017 leaving behind him surviving his mother Minati Hore, wife Mousumi Hore and one son namely Debdut Hore as his only surviving legal heirs and/or representatives.
- T. The said Chitralekha Shalom died intestate on 11th September 2020 leaving behind her surviving her two sons namely Shib Sekhar and Pavitra Sekhar and two daughters namely Clara Pearl Shalom and Gauri as her only surviving legal heirs and/or representatives since her marriage with Ashok Bose was dissolved, thereafter she remarried and her husband namely George Shalom predeceased her on 23rd January 2010.
- U. The said Polly (Sudhira) Hore a spinster died intestate on 6th April 2021 and the said Sailesh Hore did not inherit any share in the said Premises since it was expressly stated in the said last will and testament dated 22nd March 1953 of the said Late Preo Nath Hore that if his son Girindra Nath Hore or any of his daughters die before marriage or without any issue after marriage, his or her share will go to the rest of his children excepting Sailesh Kumar Hore.
- V. The said Property is presently under an occupation of various tenants (hereinafter collectively referred to the said **TENANTS**) whose details are morefully and





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particularly mentioned and described in the **SECOND SCHEDULE** hereunder written.

- W. By the deed of conveyance dated 11th April 2023 and registered with the District Sub Registrar IV Alipore South 24 Parganas in Book No. I the said Shib Sekhar, Pavitra Sekhar, Clara Pearl Shalom and Gauri sold transferred and conveyed unto and in favour of the Developer herein therein referred to as the Purchaser **ALL THAT** the undivided one – eight part and/or share into or upon the said Premises free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, suits, cases, whatsoever and/or howsoever for the consideration and in the manner as contained and recorded therein.
- X. The Owner herein is absolutely seized and possessed of or otherwise well and sufficiently collectively entitled to **ALL THAT** the undivided one – eighth part and/or share into or upon the said Premises free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, suits, cases, whatsoever and/or howsoever.
- Y. The existing buildings and structures at the said Property being dilapidated and old the Owner being desirous of causing the said Premises to be developed have along with other co – owners agreed to appoint the Developer herein who is a reputed promoter as the exclusive Developer for undertaking the work of Development of the said Premises and/or the said Property upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

(Unless in these presents there is something in the subject or context inconsistent with):





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- 1A.1 **ARCHITECT** shall mean and include such person or firm who may be appointed as architects of the building by the Developer.
- 1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.
- 1A.3 **OWNER** shall mean and include the Owner above named and shall include each of her heirs, executors, administrators, legal representatives and assigns;
- 1A.4 **CO – OWNER** shall mean and include the said **Salil Sarkar, Samir Sarkar, Pabitra Banerji, Sophia Banerjee, Mahabir Banerjee, Minati Hore, Suprava Hore, Deepanjan Hore, Deepsikha Hore, Mousumi Hore, Debdtut Hore and Swastic Projects (P) Ltd.**
- 1A.5 **DEVELOPER** shall mean and include the said **SWASTIC PROJECTS PRIVATE LIMITED** and its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.6 **COMMON FACILITIES/PORTIONS** shall include paths, passages, stairways, elevator, water courses, drains, sewers, ultimate roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.7 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.
- 1A.8 **CARPET AREA** shall mean the space in the said New Building available for the exclusive and independent use and occupation of the Owner or the Developer exclusively, over and above the space demarcated for common facilities and services in the New Building



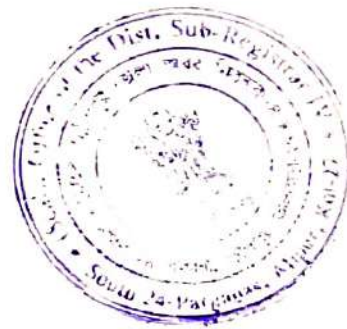


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- 1A.9 **PROPERTY** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **05 (five) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with two Nos. buildings and other structures standing thereon and all lying situate at and/or being municipal premises Nos. 6A, Dr. Sarat Banerjee Road & 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **PART – I** of the **FIRST SCHEDULE** hereunder written.
- 1A.10 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **03 (three) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with a three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029, PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **PART – II** of the **FIRST SCHEDULE** hereunder written.
- 1A.11 **ADJOINING PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **02 (two) cottahs** be the same a little more or less together with a two storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029, PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **PART – III** of the **FIRST SCHEDULE** hereunder written.
- 1A.12 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building on the said Property





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with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.

1A.13 **OWNER'S ALLOCATION** shall mean and include the 08.33% of the Constructed Space on the upper floors i.e. the 1/3rd of the entire one floor of the ground plus four storied proposed building which being the first floor of the said New Building together with 08.33% of the ground floor of the said New Building after providing the common parts and portion thereat together with undivided proportionate share in the land comprised in the said Property together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I** of the **THIRD SCHEDULE** hereunder written.

1A.14 **DEVELOPER'S ALLOCATION** (including Co – Owner' Allocation) shall mean and include the all remaining of the Constructed Space on the upper floors i.e. 91.67% thereof being 2/3rd of one floor and the entire three floors of the ground plus four storied proposed building and being i.e. the 2/3rd of the first floor, the entire second floor, the entire third floor and the entire fourth floor of the said New Building together with all remaining of the ground floor of the said New Building and said Property after providing for the common parts and portions thereat, details of all are morefully and particularly mentioned and described in **PART – II** of the **THIRD SCHEDULE** hereunder written.

1A.15 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, epidemic, pandemic, lockdown, accumulation of rain water or any unforeseen weather condition, lockout, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or





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orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.

1A.16 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.

1A.17 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act.

In the interpretation of this Agreement unless the context otherwise requires:

1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.

1B.2 Words denoting one gender include all other genders.

1B.3 Words denoting singular include the plural and vice versa.

1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs, representatives, successors in title or permitted assigns as the case may be.

1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.





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- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub-paragraph, schedule or recital of this Agreement.
- 1B.7 Any reference to this Agreement or any of the provisions thereof includes all amendments and modifications made to this Agreement from time to time in force.
- 1B.8 Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such Agreement, instrument or other document as amended, supplemented, modified, suspended, restated or novated from time to time
- 1B.9 If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- 1B.10 If any time limit pursuant to the provisions of this Agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day.
- 1B.11 The schedules shall have effect and be construed as an integral part of this Agreement.
- 1B.12 The headings in this Agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this Agreement.
- 1B.13 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B.14 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole.

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this Agreement the Owner has assured and represented to the Developer as follows which has been relied upon fully by the





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Developer and the Developer has entered into this Agreement completely based upon the representations made by the Owner on good faith thereof:

- a) The Owner is seized and possessed of or otherwise well and sufficiently entitled to the undivided share into or upon the said Premises as the absolute owner thereof with a marketable title in respect thereof;
- b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, suits, cases, trespass, occupiers whatsoever and/or howsoever;
- c) No suits or legal proceedings or prohibitory orders are pending and/or subsisting in respect of the title of the Owner and/or anything relating to and/or in respect of the said Premises and every part thereof;
- d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations;
- e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises and/or the said Property;
- f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof;
- g) Save and except the said Tenants as mentioned herein, there is no other occupier/trespasser and/or tenant at the said Property and the remaining of the said Premises is in vacant peaceful and khas possession of the Owner herein and other co- owners exclusively.
- h) The freehold interest and/or ownership interest of the Owner into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner by way of security or additional security and/or otherwise in favour of any Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owner for any purpose





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whatsoever or howsoever and all original title deeds in respect of the said Premises are in the custody of the Owner and/or the co-owners themselves;

- i) The Owner has not entered into any agreement for sale and/or transfer in respect of the said Premises nor have any valid and/or subsisting agreement for development in respect of the said Premises or any part thereof;
- j) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owner and in respect of any outstanding rates taxes and outgoing the Owner shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses upto the date of delivery of possession of the said Premises;
- k) The Owner does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- l) The Owner is competent to enter into this Agreement and to carry out her obligations, as mentioned herein;
- m) The Owner is resident Indian national and has ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act;
- n) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owner has not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

ARTICLE-III-PERMISSION TO CONSTRUCT

3. That in pursuance of the said Agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owner doth hereby appoint the Developer as the exclusive Developer/Promoter for undertaking the development of the said Property.





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ARTICLE-IV-PLANS & OTHERS

- 4.1 The Developer shall cause to have the said Property having two separate municipal holding Nos. to be amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation and for that the Owner shall sign, execute and register all necessary deeds, documents, instruments, plans, applications, forms and others as shall be necessary or be required at the cost of the Owner.
- 4.2 The Developer shall at its own costs cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Property however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project.
- 4.3 The Owner shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.
- 4.4 The Developer acting on behalf of and as the Attorney of the Owner shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the said New Building on the said Property.
- 4.5 The Developer shall submit in the name of the Owner all applications, plans and other papers and documents for the purposes as mentioned herein. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect





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shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the said New Building shall also be borne and paid by the Developer exclusively and the Owner shall not be required to contribute any amount in this regard.

4.6 The said New Building will be constructed erected and completed in accordance with the specification detailed out in the **FOURTH SCHEDULE** hereunder written HOWEVER in the event the Developer deciding to change the specifications the Developer shall be entitled to do so but in the event of such change, the value of such replacement or substitution will not be of lesser value as what have been detailed out hereunder.

4.7 The Owner shall be liable to and agree to pay all charges for providing any additional work in or relating to the Owner's Allocation at the request of the Owner and for providing any additional facility or utility for the Owner's Allocation or any part thereof.

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

5.1 The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities, fittings, fixtures, all overheads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications, supervision etc.

ARTICLE – VI – TENANTS

6.1 The said Tenants as mentioned in the **PART - I** of the **SECOND SCHEDULE** hereunder written shall be settled and got vacated by the Owners at their own costs and account.

6.2 In the event of any amount is required to be paid and/or borne for vacating any or all of the said Tenants mentioned in Part – I of the Second Schedule the same



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shall be to the account of the Owners exclusively and should any area be required to be provided the same shall be provided out of the Owners' Allocation exclusively.

6.3 If the Owners fail to settle the said Tenants or any of them within six months herefrom, then in that event the Developer shall be entitled to and is hereby authorised by the Owners to settle the said Tenants at the cost and account of the Owners in the manner as mentioned in clause 6.2 hereinabove and the settlement made with all of the said Tenants by the Developer shall be final, conclusive and binding upon the Owners.

6.4 As and when any of the said Tenants vacate the said Premises, the possession of those portions that were under the occupation of the said Tenants shall be delivered to the Developer who shall hold and possess the same until demolition of the existing building at the said Premises in terms hereof.

6.5 The Developer shall settle the tenant mentioned in PART – II of the Second Schedule at its own cost, i.e. if any amount is required to be paid and/or borne for vacating the same such amount shall be borne and paid by the Developer and if any area is required to be provided the same shall be out of the Developer's Allocation.

ARTICLE- VII-SPACE ALLOCATION

7.1 The Owner's Allocation is detailed out in **PART – I** of the **THIRD SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **THIRD SCHEDULE** hereunder written.

7.2 Both the Owner and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the other party shall be required.

7.3 In consideration of the Owner having granted the exclusive right of development of the said Property as herein contained the Developer has further agreed to





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make payment of a composite amount of Rs.6,66,666/= (Rupees Six Lakhs Sixty Six Thousand Six Hundred and Sixty Six) only as and by way of non-refundable consideration amount to the Owner for the proportionate share of the land of the said premises (hereinafter referred to as the said **CONSIDERATION AMOUNT**).

7.4 The Developer has at or before the execution of this agreement made payment of an amount of Rs.50,000/= (Rupees Fifty Thousand) only out of the said Consideration Amount (the receipt whereof the Owner do hereby as also by the memo hereunder written admit acknowledge to have received).

7.5 Out of the balance of the said Consideration Amount an amount of Rs.1,16,666/= (Rupees One Lakh Sixty – Six Thousand Six Hundred and Sixty Six) only shall be paid by the Developer to the Owner after sanction of the Plan.

7.6 The balance of the said Consideration Amount being the amount of Rs.5,00,000/= (Rupees Five Lakhs) only shall be paid by the Developer to the Owner upon the Owner delivering possession of the entirety of the said Premises to the Developer after sanction of the Plan by the Kolkata Municipal Corporation.

7.7 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor i.e. the 5th floor, over the proposal of ground plus four floors the same shall be shared in the ratio of 08.33:91.67 between the Owner and the Developer i.e. 08.33% shall belong exclusively to the Owner and 91.67% shall belong exclusively to the Developer. And it is also hereby agreed by and between the parties hereto that in the event of the additional floor being sanctioned then in that event the corresponding time period for construction and completion in terms hereof shall stand extended by 06 (six) months over and above the time period as mentioned hereinafter. The Owner shall also bear 08.33% of the cost of having the additional floor sanctioned.





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ARTICLE-VIII- DELIVERY OF POSSESSION

- 8.1 Within 15 days from the date of receipt of the sanctioned plan from the Kolkata Municipal Corporation the Owner shall vacate the said Premises and shift to the alternate accommodation as hereinafter mentioned and deliver possession of the said Premises to the Developer, so as to enable the Developer to proceed with the development of the said Property in terms hereof.
- 8.2 The Developer shall for the alternate accommodation of the Owner and the said Salil Sarkar, Samir Sarkar, Pabitra Banerjee, Sophia Banerjee, Mahabir Banerjee at the choice and suitability of the Owner reimburse the monthly rent/license fee for one flat of 02 bedrooms in the 01 Km vicinity, of the said Premises, with a maximum cap of Rs.20,000/= per English calendar month.
- 8.3 Upon receipt of the possession of the entirety of the said Property the Developer shall be entitled to demolish the existing building and structures standing thereon and all proceeds thereof shall belong exclusively to the Developer and the Owner shall have no claim and/or right thereupon.
- 8.4 The Owner's Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said New Building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owner's Allocation.
- 8.5 The Developer hereby agrees to complete the construction of the building within 30 months from the date of commencement of construction of the said New Building (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owner's Allocation.





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8.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owner's Allocation is delivered and/or caused to be delivered upon completion of the same as aforesaid. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owner fail and/or neglect to take possession of the Owner's Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).

8.7 Immediately after the completion of the said New Building and issue of notice to take possession of the Owner's Allocation the Owner shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation at the cost of the Developer or its nominee/s.

8.8 The Owner shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Developer at the cost of the nominee/s of the Developer.

ARTICLE -IX- ARCHITECTS, ENGINEERS, ETC

9.1 For the purpose of development of the said Property the Developer alone shall be responsible to appoint the Architect for the said building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final conclusive and binding on the parties.

9.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.





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ARTICLE-X-INDEMNITY

10.1 The Owner shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owner and shall always keep the Developer indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Property.

10.2 The Developer shall be fully responsible for any deviation or un-authorized construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner against all losses liabilities costs or third-party claims actions or proceedings thus arising.

10.3 The Owner doth hereby as and by way of negative covenants undertake to the Developer:

- a. Not to enter into any agreement for sale, lease, development or otherwise create any third-party interest in the said Property, or any part thereof without the consent in writing of the Developer, save and except the Owner's Allocation in the said New Building as herein mentioned.
- b. Not to induct any person as a tenant or otherwise into or upon the said Property save and except the Owner's Allocation in the said New Building as herein mentioned.

ARTICLE-XI-TAXES MAINTENANCE ETC

11.1 The Developer shall pay all KMC rates & taxes on and from the date of commencement of the construction of the said New Building and prior thereto the Owner shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Property.

11.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations





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from the said Date of Possession the Owner shall be deemed to have taken possession of the Owner's Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owner's Allocation is taken or not by the Owner.

11.3 The Owner and the Developer shall from the Date of Possession of the Owner's Allocation maintain their respective portions at their own costs in a good and tenantable repair and shall not do or suffer to be done anything in or to the said Property and/or common areas and passages of the said New Building which may be against law or which will cause obstruction or interference to the user of such common area.

11.4 After the said New Building is completed and the Owner's Allocation is delivered the Developer and the Owner shall form an association of the Owner/ occupants of the various flats in the said New Building with such rules and regulations as the Developer shall think fit and proper and the Owner and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.

11.5 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owner making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owner the Owner shall not be entitled and hereby agrees not to avail of any of the services.

11.6 The Owner shall be liable to pay charges for electricity in or relating to the Owner's Allocation wholly and proportionately relating to common parts.





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ARTICLE-XII-OBLIGATION OF THE OWNER

- 12.1 The Owner shall be liable for payment of all amounts towards GST, and/or any other taxes, levies, outgoing whatsoever that may be imposed by any authority and/or government, Central, State, Local in respect of the Owner's Allocation only.
- 12.2 The Owner shall grant a Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Property and authorising the Developer to represent the Owner before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till the completion of the project.
- 12.3 The Owner shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation in the said Property and for completing the construction of the building.
- 12.4 The Owner shall grant a registered power of attorney in favour of the Developer so as to enable its authorized signatories to sign execute and register all deeds of conveyances in respect of the Developer's Allocation only, in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.

ARTICLE-XIII- MUTUAL OBLIGATION

- 13.1 The Owner and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Property.
- 13.2 The Owner and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby any of them are prevented from





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enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Property.

13.3 The Owner and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of the others allocation in the said New Building at the said Property.

13.4 Notwithstanding anything contained herein nothing shall be construed as a demise or assignment in law and by virtue of this Agreement the Owner has granted the exclusive right of development of the said Property unto and in favour of the Developer.

13.5 The name of the said New Building shall remain to be such as shall be decided by the Developer and neither the Owner nor the Developer shall be entitled to change and/or alter the same.

ARTICLE-XIV-BREACH AND CONSEQUENCES

In the event of either party to this Agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.

ARTICLE - XV – JURISDICTION

Courts at Kolkata and District Courts at Alipore alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART – I

(PROPERTY)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **05 (five) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with two Nos. buildings and other structures standing



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thereon and all lying situate at and/or being municipal premises Nos. 6A, Dr. Sarat Banerjee Road & 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, having assessee Nos. 110870500075 & 110870500087 Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

- ON THE NORTH: By KMC Road named as Dr. Sarat Banerjee Road;
 ON THE EAST: By municipal premises No. 8, Dr. Sarat Banerjee Road;
 ON THE WEST: By municipal premises No. 4A, Dr. Sarat Banerjee Road;
 ON THE SOUTH: By municipal premises No. 55, Raja Basanta Roy Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

PART – II
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **03 (three) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, having assessee No. 110870500087 Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

- ON THE NORTH: By KMC Road named as Dr. Sarat Banerjee Road;
 ON THE EAST: By municipal premises No. 8, Dr. Sarat Banerjee Road;
 ON THE WEST: By municipal premises No. 4B, Dr. Sarat Banerjee Road;
 ON THE SOUTH: By municipal premises No. 6A, Sarat Banerjee Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.





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PART – III

(ADJOINING PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 02 (two) cottahs be the same a little more or less together with two storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, having assessee No. 110870500075 Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

- ON THE NORTH: By KMC Road named as Dr. Sarat Banerjee Road;
 ON THE EAST: By municipal premises No. 8, Dr. Sarat Banerjee Road;
 ON THE WEST: By municipal premises No. 4B, Dr. Sarat Banerjee Road;
 ON THE SOUTH: By municipal premises No. 6A, Sarat Banerjee Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(TENANT)

PART – I

1. Kalpana Sharma occupying the northern portion of the ground floor of the building at 6B, Dr. Sarat Banerjee Road;
2. Shobna Agarwal (Now Me) occupying the southern portion of the ground floor of the building at 6B, Dr. Sarat Banerjee Road;

PART – II

Shankar Chakraborty occupying the front portion of the second floor of the building at 6B, Dr. Sarat Banerjee Road;



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THE THIRD SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART – I OWNER'S ALLOCATION

1. The 08.33% of the Constructed Space on the upper floors i.e. the 1/3rd of the entire one floor of the ground plus four storied proposed building which being the 1/3rd of the first floor of the said New Building;
2. The 25% of the ground floor of the said New Building to be held jointly with Salil Sarkar, Samir Sarkar, Pabitra Banerjee, Sophia Banerjee and Mahabir Banerjee;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

PART – II DEVELOPER'S ALLOCATION

1. The 91.67% of the Constructed Space on the upper floors i.e. the entire three and 2/3rd floors of the ground plus four storied proposed building being the 2/3rd part of the first floor, the entire second floor, the entire third floor and the entire fourth floor of the said New Building;
 2. The 91.67% of the ground floor of the said New Building and said Property;
 3. Undivided proportionate share in the land comprised in the said Property;
 4. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;
- 



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THE FOURTH SCHEDULE ABOVE REFERRED TO**(SPECIFICATIONS)**

- Structure : Building designed on RCC frame & foundation conforming to Indian Standards & National Building Code and AAC or traditional bricks;
- Internal Walls : White cement punning over cement plastering;
- Doors : Wooden frame with pre-laminated flush doors with cylindrical locks;
- Windows : Powder Coated Aluminum frame & sliding with glassed panel;
- Flooring : Vitrified tiles flooring in the rooms upto Rs.65/- per sq. ft., anti-skid tile flooring in Kitchen, Toilet & Balcony, Black stone flooring in Stairs & Common areas;
- Kitchen : Work top in Granite and regular colour ceramic tiles above counter with Stainless Steel sink;
- Bathroom : Wall dados with regular colour ceramic tiles upto door height concealed hot & cold-water pipeline, CP & Sanitary ware of Hindware;
- Electrical : Concealed Copper wiring of Havells make provided from ground floor upto each unit with adequate electrical points with modular switches of Havells make;
- Water : Round the clock water supply through KMC;
- Lift : Adequate capacity of reputed make;
- Power Back Up : Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
- Security : Electronic PBX connection to each unit, & CCTV for round the clock surveillance;
- Exterior : Aesthetically designed front façade;
- Ground floor lobby: Decorated facade of Lift & lobby;
- Others : Common toilet for servants;
Personalised Mail Box;





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

SIGNED SEALED AND DELIVERED

by the **OWNER** at Kolkata

in the presence of:

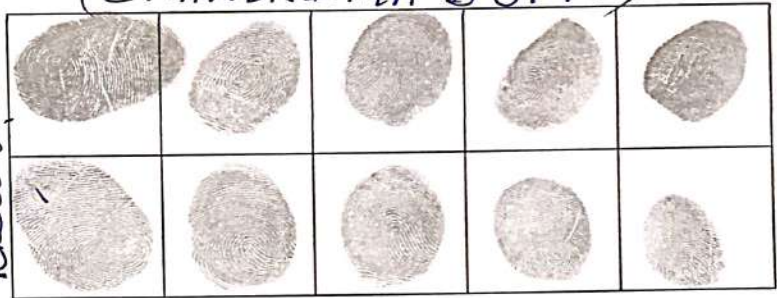
1) *Sisir Mondal*
2/2, Ballygunge Place
Kcal-19.

2) *Tarunika Pal*
18/A, Andul Road (Lower)
Howrah-71109

Chandrima
(CHANDRIMA DUTTA)

Left

Right



SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

1) *Sisir Mondal*
2/2, Ballygunge Place
Kcal-19

2) *Tarunika Pal*
18/A, Andul Road
Lower, Howrah -
71109

For Swastic Projects Pvt. Ltd.



Director

Left

Right



Tarunika Pal
Tarunika Pal
Advocate
34/1, Beadon Street
Kolkata-700006
F/439/330/2021



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RECEIVED of and from the withinnamed

PURCHASER the within mentioned sum of

RUPEES FIFTY THOUSAND ONLY

RS.50,000/=

being the full payment of the amount in terms

hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount Rs.	In favour of
10.04.2023	006166	Kotak Mahindra Bank	50,000/=	Chandrima Dutta

WITNESSES:

1) *Siddhant Mondal*

2) *Jayantika*

Chandrima Dutta
OWNER



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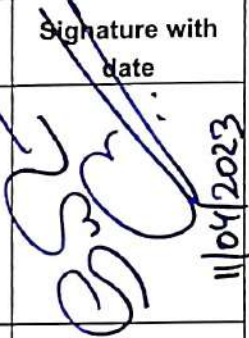





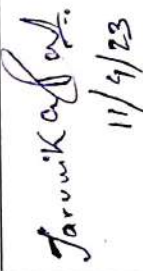


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042000894538/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Satwic Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Developer [Swastic Projects Pvt Ltd]			 11/04/2023
2	Mrs Chandrima Dutta City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Land Lord			 11/4/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs Tarunika Pal Daughter of Mr Tarun Pal City:- Kolkata, P.O:- Beadon Street, P.S:- Girish Park, District:- Kolkata, West Bengal, India, PIN:- 700006	Mr Satwic Vivek Ruia, Mrs Chandrima Dutta			 11/4/23

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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



South 24-Parganas, West
Bengal





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240012700168

GRN Details

GRN:	192023240012700168	Payment Mode:	SBI Epay
GRN Date:	10/04/2023 15:30:28	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1597979901618	BRN Date:	10/04/2023 15:31:12
Gateway Ref ID:	202310089555411	Method:	State Bank of India New PG CC
GRIPS Payment ID:	100420232001270015	Payment Init. Date:	10/04/2023 15:30:28
Payment Status:	Successful	Payment Ref. No:	2000894538/2/2023
			[Query No*/Query Year]

Depositor Details


Depositor's Name:	Ms Swastic Projects Private Limit
Address:	21/2 Ballygunge Place, kolkata 700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	10/04/2023
Period To (dd/mm/yyyy):	10/04/2023
Payment Ref ID:	2000894538/2/2023
Dept Ref ID/DRN:	2000894538/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000894538/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2000894538/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	521
Total				40492

IN WORDS: FORTY THOUSAND FOUR HUNDRED NINETY TWO ONLY.

PAID

**BAR ASSOCIATION
HIGH COURT, CALCUTTA
IDENTITY CARD**

Name **TARUNIKA PAL**
..... Advocate

Father's / Husband's Name.....
TARUN PAL

Banwari Lal Pal
Hony. Secretary

Tarunika Pal
Signature of the Card Holder

Card No. Date of Membership

Address Flat-4E, Apanjan Apartment, 18/A Andul Rd, P.S. - D.S.Lane,
Nityananda Nagar, Howrah- 711109 & 34/1, Beadon St,
Kolkata- 700006

Mobile :

Enrolment No F/439/330/2021

Enrolment Date 16.03.2021



Tarunika Pal
Advocate.

Major Information of the Deed

Deed No :	I-1604-04403/2023	Date of Registration	12/04/2023
Query No / Year	1604-2000894538/2023	Office where deed is registered	
Query Date	05/04/2023 3:49:05 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
	Rs. 1,63,69,668/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 553/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Banerjee Road, , Premises No: 6B, , Ward No: 087 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	3 Katha 1 Chatak 15 Sq Ft		1,52,62,499/-	Property is on Road Encumbered by Tenant,
Grand Total :				5.0875Dec	0/-	152,62,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L2	2700 Sq Ft.	0/-	11,07,169/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		0 sq ft	0/-	11,07,169 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Chandrima Dutta Daughter of Late Gyanendra Chandra Deb City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxxx9p, Aadhaar No: 97xxxxxxxx0505, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bixxxxx2m, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Tarunika Pal Daughter of Mr Tarun Pal City:- Kolkata, P.O:- Beadon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006			

Identifier Of Mr Satwic Vivek Ruia, Mrs Chandrima Dutta

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Chandrima Dutta	Swastic Projects Pvt Ltd-5.0875 Dec

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mrs Chandrima Dutta	Swastic Projects Pvt Ltd-2700.0000000 Sq Ft

Endorsement For Deed Number : I - 160404403 / 2023

On 11-04-2023

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

Presented for registration at 16.25 hrs on 11-04-2023, at the Private residence by Mr Satwic Vivek Ruia ,

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 1,63,69,668/-

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

Execution is admitted on 11/04/2023 by Mrs Chandrima Dutta, Daughter of Late Gyanendra Chandra Deb, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Identified by Mrs Tarunika Pal, , , Daughter of Mr Tarun Pal, P.O: Beadon Street, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-04-2023 by Mr Satwic Vivek Ruia, Director, Swastic Projects Pvt Ltd (Private Limited Company), City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mrs Tarunika Pal, , , Daughter of Mr Tarun Pal, P.O: Beadon Street, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Advocate

(Signed)

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

On 12-04-2023

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 553.00/- (B = Rs 500.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/04/2023 3:31PM with Govt. Ref. No: 192023240012700168 on 10-04-2023, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 1597979901618 on 10-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 184510, Amount: Rs.50.00/-, Date of Purchase: 02/02/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/04/2023 3:31PM with Govt. Ref. No: 192023240012700168 on 10-04-2023, Amount Rs: 39,971/-, Bank: SBI EPay (SBlePay), Ref. No. 1597979901618 on 10-04-2023, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 128770 to 128813
being No 160404403 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.04.17 16:56:01 -07:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/04/17 04:56:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)