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पश्चिम बंगाल WEST BENGAL

Date: 11-08-2020

AA 534582

Certified that this Document is admitted to registration. The signature is valid and the document is correct and true in the content of this Document.



[Signature]
Dr. Alope Banerjee



Gouri Banerjee



Dr. Alope Banerjee



Sibi Banerjee

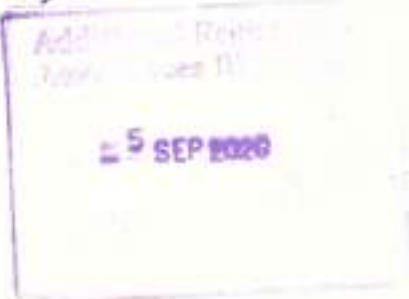
THIS AGREEMENT is made this 11th day of August Two Thousand and Twenty

BETWEEN (i) DR. ALOKE BANERJEE (PAN ADJPB0758Q & Aadhaar 7801 9853

3413) son of Late Jitendra Nath Banerjee, an Indian National, by faith Hindu, by

occupation Medical Practitioner (ii) GOURI BANERJEE (PAN AEDPB6306H &

[Signature]



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SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001



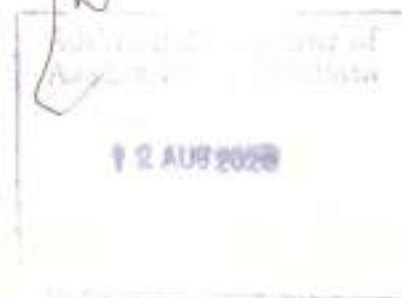
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 534581

Aadhaar 3085 0453 1006) wife of Late Bhabesh Chandra Banerjee, an Indian National, by faith Hindu, by occupation Housewife (iii) SIBANI BANERJEE (PAN AEUPB9848M & Aadhaar 5312 0138 8705) wife of Dr. Alope Banerjee, an Indian National, by faith Hindu, by occupation Housewife all presently residing at No. 6, Ekdalia Place, Kolkata 700 019, PO Ballygunge, PS Gariahat, and (iv) AMIT BANERJEE (PAN BOAPB4048A & OCI A - 1313098) son of Dr. Alope Banerjee, a

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SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

NAME _____
ADD. _____
B.S. _____
6 JUL 2018
SURANJAN MIKHERJEE
Licensed Stamp Vendor
C. S. Chatterjee
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Canadian national by faith Hindu, by occupation Business presently residing at 947 Burrows Crescent NW, Edmonton, Alberta, T6R 2L3, Canada and is herein represented by his father and constituted attorney **Dr. Aloke Banerjee** (PAN ADJPB0758Q & Aadhaar 7801 9853 3413) son of Late Jitendra Nath Banerjee, an Indian National, by faith Hindu, by occupation Medical Practitioner presently residing at No. 6, Ekdalia Place, Kolkata 700 019, PO Ballygunge, PS Gariahat appointed vide power of attorney dated 28th June 2020 duly Notarised before the Notary Public

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SANJAY KUMAR BAIDY
Advocate
8, Old Post Office Street
Kolkata-700 001

6 JUL 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
28/3, K. S. Roy Road, Kol-2

Group 2 - 200/-
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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in Alberta, Canada and authenticated by the Consulate General of India, Vancouver, Canada and adjudicated by the Collectorate of Stamp Revenue, Government of West Bengal hereinafter collectively referred to as the OWNERS of the **ONE PART AND SATVIC PROJECTS PRIVATE LIMITED** (PAN AAHCS4891F) a company within the meaning of the Companies Act, 2012 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 director **Mr. Satwic Vivek Ruia** (PAN

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SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

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ADD.....
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6 JUL 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. C.

Box 2 - 200/-
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12 AUG 2018



BIZPR8842M) son of Mr. Vivek Rula an Indian national, by faith Hindu, by occupation Businessman, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge duly authorized by the Board of Directors of the company in the meeting held on 16th May 2020 hereinafter called the DEVELOPER of the **OTHER PART**:

WHEREAS

A. One Surendra Nath Sen was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by admeasurement an area of about 07 cottahs 13 chittacks and 01 sq. ft. be the same a little more or less together with the partly 02 and partly 03 storied building and other structures lying thereon and all lying situate at and/or being municipal premises No. 6, Ekdalia Place, Kolkata 700 019 PS Gariahat in ward No. 68 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages tenancies, whatsoever and/or howsoever.

B. The said Surendra Nath Sen who was governed by the Dayabhaga School of Hindu Law died intestate on 30th October 1962 leaving behind him surviving his wife Amiyabala Sen alias Amiyabala Sengupta two sons namely Sailen Sen alias Sailendra Nath Sen alias Sailendra Nath Sengupta and Soumen Sen alias Soumendra Nath Sen alias Soumiendra Nath Sengupta and four married daughters namely Renu Dasgupta, Anima Roy, Mina Dasgupta and Hashi Dasgupta as his only surviving legal heiresses and heirs



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Additional Report of
Activities for the Week of
12 AUG 2020



BIZPR8842M) son of Mr. Vivek Ruia an Indian national, by faith Hindu, by occupation Businessman of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge duly authorized by the Board of Directors of the company in the meeting held on 16th May 2020 hereinafter called the **DEVELOPER** of the **OTHER PART**.

WHEREAS:

A. One Surendra Nath Sen was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by admeasurement an area of about 07 cottahs 13 chittacks and 01 sq. ft. be the same a little more or less together with the partly 02 and partly 03 storied building and other structures lying thereon and all lying situate at and/or being municipal premises No. 6, Ekdalia Place, Kolkata 700 019 PS Gariahat in ward No. 68 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written free of all encumbrances, charges, liens, dispendens, attachments, trusts, mortgages tenancies, whatsoever and/or howsoever.

B. The said Surendra Nath Sen who was governed by the Dayabhaga School of Hindu Law died intestate on 30th October 1962 leaving behind him surviving his wife Amiyabala Sen alias Amiyabala Sengupta two sons namely Sailen Sen alias Sailendra Nath Sen alias Sailendra Nath Sengupta and Soumen Sen alias Soumendra Nath Sen alias Soumiendra Nath Sengupta and four married daughters namely Renu Dasgupta, Anima Roy, Mina Dasgupta and Hashi Dasgupta as his only surviving legal heiresses and heir



- C. The said Amiyabala Sen alias Amiyabala Sengupta, Sailen Sen alias Sailendra Nath Sen alias Sailendra Nath Sengupta, Soumen Sen alias Soumendra Nath Sen alias Soumendra Nath Sengupta, Renu Dasgupta, Anima Roy, Mina Dasgupta and Hashi Dasgupta collectively became the absolute owners of the said Premises each one of them having an undivided one – seventh part and/or share thereupon.
- D. By the Deed of Gift dated 22nd November 1964 and registered with the Registrar of Assurances, Calcutta on 2nd January 1965 in Book No. I, volume No. 36 in pages 5 to 14 being No. 39 for the year 1965 the said Renu Dasgupta gave, conveyed and transferred out of natural love and affection unto and in favour of Amiya Bala Sen, Soumen Sen and Sujata Sen **ALL THAT** the undivided one – seventh part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- E. By the Deed of Gift dated 22nd November 1964 and registered with the Registrar of Assurances, Calcutta on 2nd January 1965 in Book No. I, volume No. 36 in pages 1 to 7 being No. 38 for the year 1965 the said Hashi Dasgupta gave, conveyed and transferred out of natural love and affection unto and in favour of Amiya Bala Sen, Soumen Sen and Sujata Sen **ALL THAT** the undivided one – seventh part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- F. By the Deed of Gift dated 07th April 1965 and registered with the Registrar of Assurances, Calcutta on 27th May 1965 in Book No. I, volume No. 107 in pages 208 to 213 being No. 3457 for the year 1965 the said Anima Roy gave, conveyed and transferred out of natural love and affection unto and in favour of Amiya Bala Sen, Soumen Sen and Sujata Sen **ALL THAT** the undivided one – seventh part





and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.

- G. By the Deed of Gift dated 26th May 1965 and registered with the Registrar of Assurances, Calcutta on 07th June 1965 in Book No. I, volume No. 121 in pages 119 to 124 being No. 3721 for the year 1965 the said Mina Dasgupta gave, conveyed and transferred out of natural love and affection unto and in favour of Amiya Bala Sen, Soumen Sen and Sujata Sen **ALL THAT** the undivided one – seventh part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- H. By the Deed of Gift dated 21st February 1973 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 53 in pages 162 to 166 being No. 1033 for the year 1973 the said Sailen Sen gave, conveyed and transferred out of natural love and affection unto and in favour of Amiya Bala Sen **ALL THAT** the undivided one – seventh part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- I. By virtue of the aforementioned the said Amiya Bala Sen alias Amiya Bala Sengupta became entitled to 10/21st part and/or share into or upon the said Premises, the said Soumen Sen became entitled to 7/21st part and/or share into or upon the said Premises and the said Sujata Sen became entitled to 04/21st part and/or share into or upon the said Premises.
- J. The said Amiya Bala Sengupta during her lifetime made and published her last will and testament dated 20th February 1972 whereby and wherein the said Amiya Bala Sen alias Amiya Bala Sengupta upon her death gave and bequeathed apart from others **ALL THAT** the undivided 10/21st part and/or share i.e. her entire undivided share equally into or upon the said Premises unto and in favour of her

two sons namely Sailendra Nath Sengupta and Soumen Nath Sengupta absolutely and forever

K. The said Amiya Bala Sengupta died testate on 15th October 1978.

L. The said Sailendra Nath Sengupta and Soumen Nath Sengupta applied before the Ld. District Delegate at Alipore in its Intestate Jurisdiction for grant of probate in respect of the said Will dated 20th February 1972 of the said Amiya Bala Sengupta in Case No. 273 of 1979 under Act No. 39 of 1925 and the same was granted on 22nd September 1980.

M. Thus, by virtue of the aforesaid the said Sailen Sen alias Sailendra Nath Sen alias Sailendra Nath Sengupta, Sujata Sen alias Sujata Sengupta and Soumen Sen alias Soumendra Nath Sen alias Soumendra Nath Sengupta became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by admeasurement an area of about 07 cottahs, 13 chittacks and 01 sq. ft. be the same a little more or less together with the partly 02 and partly 03 storied building and other structures lying thereon and all lying situate at and/or being municipal premises No. 6, Ekdalia Place, Kolkata 700 019 PS Gariahat in ward No. 68 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

N. By the Deed of Conveyance dated 30th September 1981 and registered with the District Registrar, Alipore South 24 Parganas, in Book No. 1, being No. 11422 for the year 1981 the said Sailen Sen alias Sailendra Nath Sen alias Sailendra Nath Sengupta sold transferred and conveyed unto and in favour of Alope Kumar Banerjee alias Alope Banerjee **ALL THAT** the 05/21st part and/or share into or



upon the said Premises for the consideration and in the manner as contained and recorded therein.

O. By the Deed of Conveyance dated 30th September 1981 and registered with the District Registrar, Alipore South 24 Parganas, in Book No. 1, being No. 11423 for the year 1981 the said Sujata Sen alias Sujata Sengupta sold transferred and conveyed unto and in favour of Sibani Banerjee **ALL THAT** the 04/21st part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

P. By the Deed of Conveyance dated 30th September 1981 and registered with the District Registrar, Alipore South 24 Parganas, in Book No. 1, being No. 11424 for the year 1981 the said Soumen Sen alias Soumendra Nath Sen alias Soumendra Nath Sengupta sold transferred and conveyed unto and in favour of Bhabesh Chandra Banerjee **ALL THAT** the 06/21st part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

Q. By the Deed of Conveyance dated 30th September 1981 and registered with the District Registrar, Alipore South 24 Parganas, in Book No. 1, being No. 11425 for the year 1981 the said Soumen Sen alias Soumendra Nath Sen alias Soumendra Nath Sengupta sold transferred and conveyed unto and in favour of Gouri Banerjee **ALL THAT** the 06/21st part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

R. Thus, the said Alope Kumar Banerjee alias Alope Banerjee, Sibani Banerjee, Bhabesh Chandra Banerjee and Gouri Banerjee became absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owners of



the **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages whatsoever and/or howsoever.

S. The said Bhabesh Chandra Banerjee during his lifetime made and published his last will and testament dated 15th June 1994 whereby and wherein the said Bhabesh Chandra Banerjee upon his death gave and bequeathed apart from others bequests **ALL THAT** the undivided 06/21st part and/or share i.e. his entire undivided share into or upon the said Premises unto and in favour of his nephew Amit Banerjee absolutely and forever.

T. The said Bhabesh Chandra Banerjee died testate on 19th January 1997.

U. The said Dr. Alope Banerjee applied before the Ld. District Delegate at Alipore in its Intestate Jurisdiction for grant of probate in respect of the said Will dated 15th June 1994 of the said Bhabesh Chandra Banerjee in Case No. 143 of 1998 under Act No. 39 of 1925 and the same was granted on 04th June 2002.

V. Thus, the said Dr. Alope Banerjee, Gouri Banerjee, Sibani Banerjee and Amit Banerjee became absolutely seized and possessed of or otherwise well and sufficiently entitled to as owners of **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages whatsoever and/or howsoever.

W. The existing building and structures at the said Premises being dilapidated and old and not sufficient to provide for proper accommodation of all the owners the Owners are desirous of causing the said Premises to be developed have 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 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):

- 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 **OWNERS** shall mean and include the Owners above named and shall include each of their respective heirs, executors, administrators, legal representatives, nominee/s and assigns;
- 1A.4 **DEVELOPER** shall mean and include the said **SATVIC PROJECTS PRIVATE LIMITED** and its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.5 **COMMON FACILITIES/PORTIONS** shall include paths passages, stairways, elevator, water courses, drains, sewers 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 building.
- 1A.6 **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 as per sanctioned plan.
- 1A.7 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 07 (seven) cottahs 13 (thirteen) chittacks and 01 (one) sq. ft. be the same a little more or less

together with the partly three and partly two storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6, Ekdalia Place, Kolkata 700 019 PS Gariahat in ward No. 68 of the Kolkata Municipal Corporation (hereinafter referred to as the said PREMISES) and is more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

1A.8 **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 Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the Owners and the Developer and duly sanctioned by the authorities concerned. Any modification in the sanction plan and/or the specification relating to and/or in respect of the Owners' Allocation shall be got approved by the Developer from the Owners.

1A.9 **OWNERS' ALLOCATION** shall mean and include 50% of the total constructed area on the upper floors of the said New Building together with 50% of the ground floor after providing for the common parts and portions together with 50% undivided proportionate share in the land comprised in the said Premises together with 50% undivided proportionate share in the common parts and facilities details of all are more fully and particularly mentioned and described in **PART – I** of the **SECOND SCHEDULE** hereunder written. As shown on the draft map or plan attached hereto and delineated within **GREEN** borders thereon.

1A.10 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the total constructed area on the upper floors of the said New Building together with 50% of the ground floor after providing for the common parts and portions together with 50% undivided proportionate share in the land comprised in the said Premises together with 50% undivided proportionate share in the common parts and facilities details of all are morefully and particularly



mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written. As shown on the draft map or plan attached hereto and delineated within **RED** borders thereon.

- 1A.11 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, epidemic, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockdown, strike, , riots, civil disturbances, insurgency, enemy action, war declared or undeclared, etc., injunction or orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities.
- 1A.12 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other on both modes, email and also by registered post with acknowledgement due at the last known address as following.

Owners		
Name	Postal Address	Email details
Dr. Aloke Banerjee Gouri Banerjee Sibani Banerjee	6, Ekdalia Place, Kolkata 700 019, India	alokesibani@yahoo.co.in
Amit Banerjee	947 Burrows Crescent NW, Edmonton, Alberta, T6R 2L3, Canada	amit_edm@yahoo.com
Developer		
Satvic Projects Private Limited	21/2, Ballygunge Place, Kolkata 70019, India	vrui@swastigroup.com svrui@gmail.com

- 1A.13 **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 authorised 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.
- 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, and

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owners have assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owners:
- a) The Owners are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners thereof with a marketable title in respect thereof;
 - b) The said Premises is free of all encumbrances liens lispendens attachments trusts mortgages, whatsoever and/or howsoever;
 - c) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the title of the Owners into or upon the said Premises and every part thereof;
 - d) Save and except the suit/case pending with the tenant, there is no other litigation pending;
 - e) 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;



- f) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises;
- g) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof;
- h) The freehold interest and/or ownership interest of the Owners into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owners 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 Owners for any purpose whatsoever or howsoever and all original title deeds in respect of the said Premises are in the custody of the Owners themselves;
- i) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises nor have entered into any 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 Owners and in respect of any outstanding rates taxes and outgoing the Owners 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 Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- l) The Owners are competent to enter into this agreement and to carry out their respective obligations, as mentioned herein;
- m) 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 Owners have 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 Owners do hereby collectively and severally appoint the Developer as the exclusive Developer/Promoter for undertaking the Development of the said Premises for the consideration mentioned herein.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The timeline to be followed by the Developer towards the period leading up to sanction of the plan by the Kolkata Municipal Corporation: -

- | | | |
|------|---|----------|
| i) | Unit Area Assessment of the said Premises | 90 days |
| ii) | Clearance from the appropriate authority under the Urban Land (Ceiling & Regulation) Act, 1976 | 90 days |
| | (Both the above shall run concurrently) | |
| iii) | Sanction of Plan | 180 days |
| | from the date of receipt of both the clearances as mentioned in clauses 4.1 - i) & ii) hereinabove. | |

(All of the above shall however become applicable from the date of receipt of valid registered power of attorney from all the owners)

- 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 Premises 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, however if

any change is required in respect of the Owners' Allocation the same shall be done only with prior approval in writing from the Owners by the Developer.

4.3 The Owners 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 also any amendment or alteration or modification to the Plan which may be made therein from time to time.

4.4 The Developer acting on behalf of and as the Attorney of the Owners 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 building on the said Premises expeditiously and without delay.

4.5 The Developer shall submit in the name of the Owners 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 shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the New Building including the Owners' Allocation shall be borne and paid by the Developer exclusively and the Owners shall not be required to contribute any amount in this regard. The Developer further agrees to keep the Owners indemnified against all costs of construction of the Owners' Allocation and the cost of construction of the Owners' Allocation forms part of the consideration payable by the Developer to the Owners.

4.6 The said New Building will be constructed erected and completed in accordance with the specification detailed out in the **THIRD SCHEDULE** hereunder written HOWEVER in the event the Developer deciding to change the specifications the



Developer shall be entitled to do so, only with prior written approval of the Owners. 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 Owners shall be entitled to have additional work in or relating to the Owners' Allocation at the additional cost to be paid by the Owners.

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-TENANT

- 6.1 The portion of the said Premises has been found to have one tenant in occupation of a shop measuring about 200 sq. ft. and the ground floor of the said New Building shall be divided equally between the Owners and the Developer after providing for the shop. The area so to be provided to the Tenant shall not exceed the area now under the occupation of the Tenant as per physical measurement.

ARTICLE- VII-SPACE ALLOCATION

- 7.1 The Owners' Allocation is detailed out in **PART – I** of the **SECOND SCHEDULE** hereunder written and shown on the draft map or plan annexed hereto and delineated within **GREEN** borders thereon and the Developer's Allocation is detailed out in **PART – II** of the **SECOND SCHEDULE** hereunder written and



shown on the draft map or plan annexed hereto and delineated within **RED** borders thereon.

7.2 Both the Owners 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 the event of the Kolkata Municipal Corporation granting sanction of any additional floor then in that event, the Owners shall be entitled to 50% of the same and the Developer shall be entitled to 50% of such additional floor.

ARTICLE- VIII-CONSIDERATION

8.1 In consideration of the Owners having granted the exclusive right of development of the said Premises as herein contained i.e. the construction of the Owners' Allocation by the Developer at its own cost and transfer of the undivided share in land in respect of the Developer's Allocation by the Owners in terms of this agreement, the Developer has further agreed to make payment of an amount of Rs.2,00,00,000/- (Rupees Two Crores) only as and by way of non-refundable consideration amount to the Owners (hereinafter referred to as the said **CONSIDERATION AMOUNT**) which shall be apportioned amongst the Owners in accordance with their respective shares into or upon the said Premises: -

	Rs.
i. Dr. Aloke Banerjee	47,61,904/-
ii. Gouri Banerjee	57,14,286/-
iii. Sibani Banerjee	38,09,524/-
iv. Amit Banerjee	57,14,286/-

8.2 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 Owners do hereby as also by the memo hereunder written admit acknowledge to have received).

8.3 Out of the balance of the said Consideration Amount an amount of Rs.99,50,000/= (Rupees Ninety-Nine Lakhs and Fifty Thousand) only shall be paid by the Developer to the Owners after sanction of the Plan pursuance to registration of this agreement.

8.4 The balance of the said Consideration Amount being the amount of Rs.1,00,00,000/= (Rupees One Crore) only shall be paid by the Developer to the Owners simultaneously with the Owners delivering possession of the entirety of the said Premises to the Developer, which being pursuance to registration of this agreement. The possession shall be handed over by the Owners within 15 days of the alternative accommodation provided by the Developer to the Owners as agreed herein. Such alternative accommodation shall be provided by the Developer within 30 days after sanction of the Plan by the Kolkata Municipal Corporation.

ARTICLE-IX- DELIVERY OF POSSESSION

9.1 The Developer shall provide the alternative accommodation to the Owners within 30 days of the sanction of the plan by the KMC to enable the Owners to make over the possession of the said Premises to the Developer within 45 (forty five) days after the Developer has obtained the sanction of the plan from the Kolkata Municipal Corporation so as to enable the Developer to proceed with the development of the said Premises in terms hereof. The time line to be followed by the Owners and the Developer is as follows: -

- i) Within 30 days from the date of sanction of plan the Developer shall locate the transit alternate accommodation for the Owners;
- ii) Within 15 days from the date of Owners having approved the transit alternate accommodation, the Owners shall vacate the said Premises and deliver possession thereof in its entirety to the Developer;



- iii) Within 30 days from the date of the Developer taking possession of the entirety of the said Premises the Developer shall commence demolition of the existing building and structures at the said Premises;

- 9.2 The Developer shall for the alternate accommodation of the Owners at the choice and suitability of the Owners provide two flats of three bedrooms each with car parking facility in the half Km vicinity, of the said Premises and space for storage of excess furniture during the construction period, (one for Dr. Aloke Banerjee & Sibani Banerjee and the another for Gouri Banerjee, since these three Owners reside within the said Premises) The Developer shall also arrange for the to & fro movement of the furniture and belongings of the Owners. The total outgo towards the transit alternate accommodation has been fixed at Rs.80,000/= (Rupees Eighty Thousand) only per month.
- 9.3 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and appropriate the net proceeds of the salvage to them. The Owners shall not have any claim and/or demand upon the salvage of the existing building and structures.
- 9.4 The Owners' 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 Owners' Allocation.
- 9.5 The Developer hereby agrees to complete the construction of the building within 30 months from the date of receipt of vacant and khas possession of the said Premises in its entirety (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 Owners' Allocation.

9.6 In the event of the additional floor over and above the preliminary sanction is got sanctioned from the Kolkata Municipal Corporation for additional floor in accordance with law for utilization of residue F. A. R. the time period of completion shall stand extended by 09 months over and above the time period of 30 months as herein before mentioned.

9.7 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 Owners' 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 Owners fail and/or neglect to take possession of the Owners' Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).

9.8 Immediately after the completion of the new building and issue of notice to take possession of the Owners' Allocation the Owners 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.

9.9 The Owners 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 for the undivided 50% part and/or share into or upon the land comprised said Premises in respect of the Developer's Allocation as agreed in these presents only after the expiry of 15 days from the date of issue of notice by the Developer to the Owners to take possession of the Owners Allocation.



ARTICLE -X- ARCHITECTS, ENGINEERS, ETC

- 10.1 For the purpose of development of the said Premises 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.
- 10.2 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.

ARTICLE-XI-INDEMNITY

- 11.1 The Owners shall solely be responsible for due discharge of liability occurring due to any act of omission and/or commission on the part of the Owners 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 Premises, and should any work relating to the development of the said Premises is delayed due to the above, the Developer shall not be held responsible for the same and the Developer shall be entitled to corresponding extension of time.
- 11.2 The Developer shall be fully responsible for any deviation or un-authorised construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses liabilities costs or third-party claims actions or proceedings thus arising.
- 11.3 The Owners do 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 Premises, or any part thereof without the consent in writing of the Developer, save and except the Owners' 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 Premises save and except the Owners' Allocation in the said New building as herein mentioned.

ARTICLE-XII-TAXES MAINTENANCE ETC

- 12.1 The Owners and the Developer shall equally pay all rates & taxes on and from the date of the Owners vacating the said Premises in its entirety and prior to that the Owners shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises in proportion to their respective share in the said Premises.
- 12.2 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 from the said Date of Possession the Owners shall be deemed to have taken possession of the Owners' Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owners' Allocation is taken or not by the Owners.
- 12.3 The Owners and the Developer shall from the Date of Possession of the Owners' 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 Premises 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.



- 12.4 Within 06 (six) months of the completion of the said New Building and the Owners' Allocation is delivered, the Developer and the Owners shall form an association of the Owners/ 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 Owners 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. Such association shall be formed after 80% of the said New Building is occupied by its residents.
- 12.5 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 Owners 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 Owners the Owners shall not be entitled and hereby agrees not to avail of any of the services.
- 12.6 The Owners shall be liable to pay charges for electricity in or relating to the Owners' Allocation and for their proportionate share in the common parts.

ARTICLE-XIII-OBLIGATION OF THE OWNERS

- 13.1 The Owners 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 Owners' Allocation only. No amount is payable in respect of any material and/or labour that the Developer shall incur for the construction of the said New Building and development of the said Premises.
- 13.2 The Owners 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 Premises and authorising the Developer to represent the Owners 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.

- 13.3 The Owners 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 Premises and for completing the construction of the building.
- 13.4 The Owners shall grant a registered power of attorney in favour of the Developer so as to enable the Developer to sign execute and register all deeds of conveyances in respect of the Developer's Allocation 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. However, such authority shall become applicable and valid after expiry of 15 days from the date of issue of notice to take possession of the Owners Allocation by the Developer to the Owners after receipt of the completion certificate from the Kolkata Municipal Corporation.

ARTICLE-XIII- MUTUAL OBLIGATION

- 13.1 The Owners 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 Premises.
- 13.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.

ARTICLE-XIV-BREACH AND CONSEQUENCES

- 14.1 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.

- 14.2 In the event of the Developer failing to complete the construction of the said New Building within 30 months or additional 09 months for additional floor i.e. 39 months, subject to Force Majeure, from the date of receipt of vacant possession of the entirety of the said Premises then in that event the Developer shall be entitled to a grace period of 06 months, subject to Force Majeure, and inspite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable to pay predetermined penalty & damages to be calculated @Rs.75,000/= (Rupees Seventy Five Thousand) only per month for each month of delay until issue of notice to the Owners notifying the completion of the Owners' Allocation in the said New Building.

ARTICLE - XV – ARBITRATION & JURISDICTION

- 15.1 In case of any dispute and/or difference between the parties hereto regarding committing any breach of any terms or obligations to be observed by any party under this agreement or regarding construction, interpretation, determination of rights, duties, determination of compensation/liability touching these presents, the same shall be referred to the arbitration of the Joint Arbitrators, one to be appointed by the Owners collectively and one to be appointed by the Developer and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996.
- 15.2 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

(PREMISES)

ALL THAT piece or parcel of land ad-measuring about 07 (seven) cottahs 13 (thirteen) chittacks and 01 (one) sq. ft. be the same a little more or less together with partly three and partly two storied building lying situate at and/or being municipal premises No. 6, Ekdalia Place, Kolkata 700 019 PS Gariahat in ward No. 68 of the Kolkata Municipal Corporation of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 4B, Ekdalia Place;

ON THE EAST: By KMC Road named as Ekdalia Place;

ON THE WEST: By municipal premises No. 8A, Ekdalia Place;

ON THE SOUTH: By KMC Road named as Ekdalia Place;

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

(ALLOCATIONS)

PART - I Owners' Allocation

1. 50% of the upper floors of the said New Building so as to comprise of:

- i. Flat No. 1N measuring about 989 sq. ft. built up on the northern side of the first floor of the said New Building;
- ii. Flat No. 2S measuring about 1076 sq. ft. built up on the southern side of the second floor of the said New Building;
- iii. Flat No. 4S measuring about 1076 sq. ft. built up on the southern side of the fourth floor of the said New Building;
- iv. The entire fifth floor measuring about 2094 sq. ft. built up of the said New Building;

2. 50% of the ground floor of the said New Building after providing for the shop to be provided to the tenant and the common parts and portion thereon;
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;

The Owners' Allocation is also shown on the maps or plans annexed hereto and are delineated within **GREEN** borders thereon;

PART – II DEVELOPER'S ALLOCATION

1. 50% of the upper floors of the said New Building:
 - i. Flat No. 1S measuring about 1105 sq. ft. built up on the southern side of the first floor of the said New Building;
 - ii. Flat No. 2N measuring about 1018 sq. ft. built up on the northern side of the second floor of the said New Building;
 - iii. The entire third floor measuring about 2094 sq. ft. built up of the said New Building;
 - iv. Flat No. 4N measuring about 1018 sq. ft. built up on the northern side of the fourth floor of the said New Building;
2. 50% of the ground floor of the said New Building after providing for the shop to be provided to the tenant and the common parts and portion thereon;
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;

The Developer's Allocation is also shown on the maps or plans annexed hereto and are delineated within **RED** borders thereon;

THE THIRD 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	: Indian Marble/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/Kohler;
Electrical	: Concealed Copper wiring of Havells make provided from ground floor upto each unit with adequate electrical points with modular switches of Havells/LT make;
Water	: Round the clock water supply through KMC;
Lift	: MRL, upto roof, adequate capacity of Otis 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;



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 OWNERS at Kolkata

in the presence of :

For Self and as constituted attorney
of Anit Banerjee

Anit Banerjee



Madhuchhanda
Bhattacharyya
78 Kankaria Road
Kolkata - 700029
Jesday Talan
135, B&B Baru Rd
Kolkata - 700001

Anit Banerjee

Gouri Banerjee



Madhuchhanda
Bhattacharyya

Gouri Banerjee

Sibani Banerjee

Sibani Banerjee

**SIGNED SEALED AND DELIVERED**by the **DEVELOPER** at Kolkata

in the presence of:

For Satvic Projects Pvt Ltd

Director

Dipak Kumar Goel
29, Ganshwar Moha
Lane
Howrah-711101

Left

Right



Drafted by me
Dipak Kumar Goel
Advocate

F/373/798/99

High Court, Calcutta

RECEIVED of and from the DEVELOPER

within named the within mentioned sum of

RUPEES FIFTY THOUSAND ONLY

RS.50,000/=

being the part payment of the said

CONSIDERATION AMOUNT in terms

hereof and in the manner as follows: -

MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
10.08.2020	089442	Kotak Mahindra Bank	12,500/=	Aloke Banerjee
10.08.2020	089444	Kotak Mahindra Bank	12,500/=	Gouri Banerjee
10.08.2020	089446	Kotak Mahindra Bank	12,500/=	Sibani Banerjee
10.08.2020	089448	Kotak Mahindra Bank	12,500/=	Amit Banerjee
(Rupees Fifty Thousand) only			<u>Rs. 50,000/=</u>	

WITNESSES:

Madhukhanda
Bhattacharya.

Jeday Lalai
135, B&B Basu Rd
Kolkata 700001

Aloke Banerjee
For self & as Constituted
attorney of Amit Banerjee

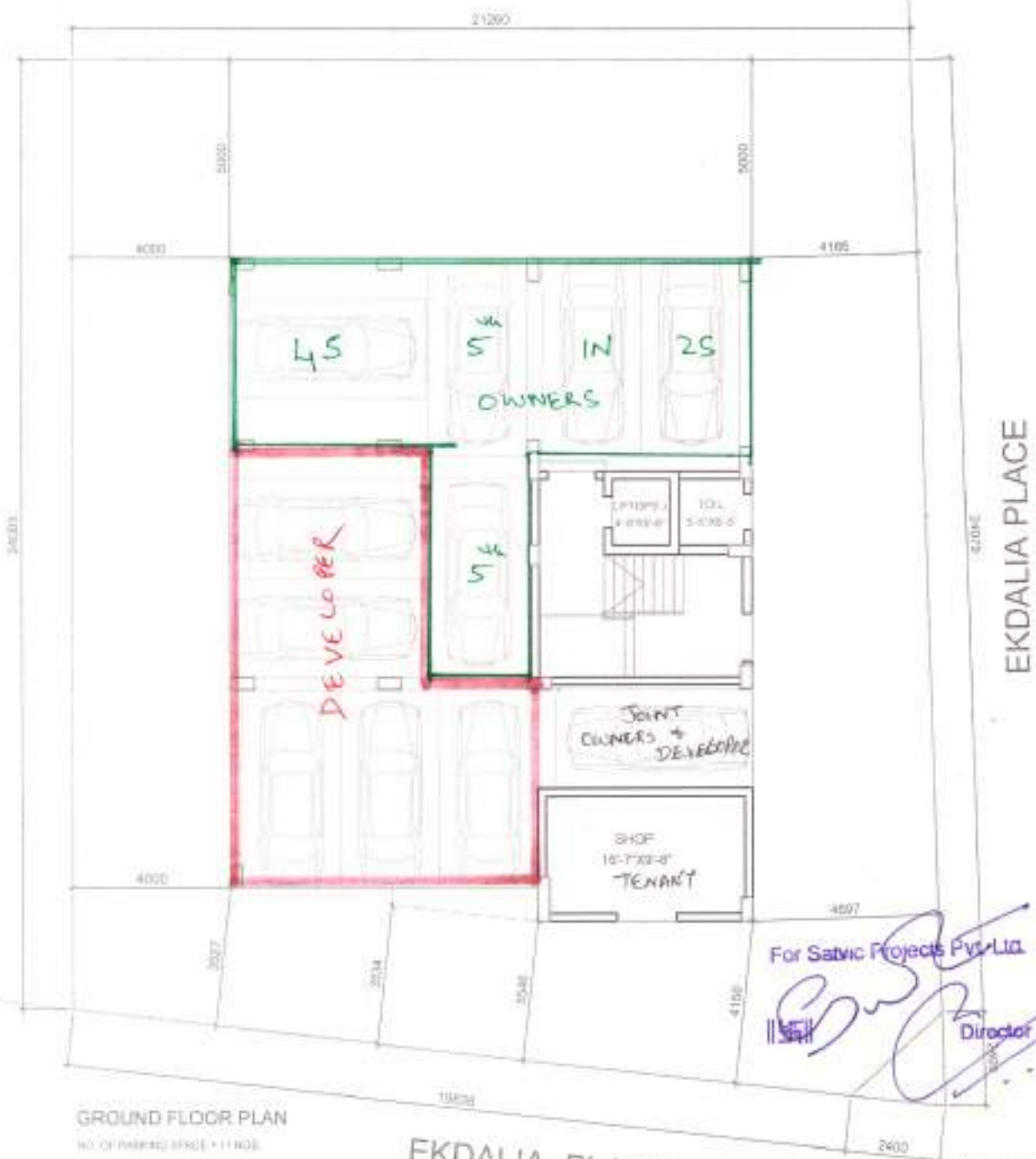
Gouri Banerjee

Sibani Banerjee

OWNERS



Project : 6, Ekdalia Place.



GROUND FLOOR PLAN
NO. OF PARKING SPACE = 11 NOS.

dt. 07.08.2020

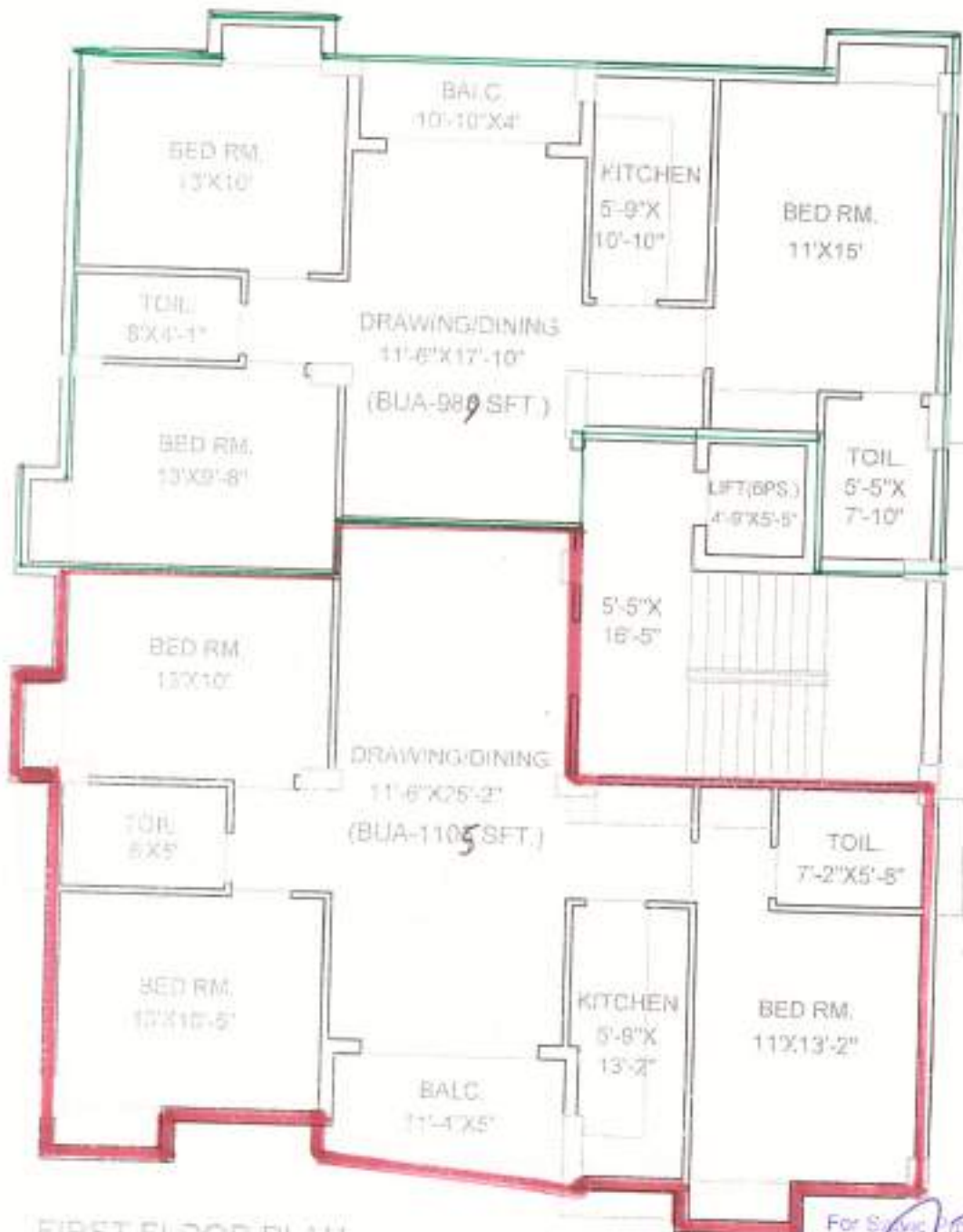
Sibani Banerjee.

EKDALIA PLACE
For self and constituted.
attorney of Anit Banerjee
Anit Banerjee
Gouri Banerjee.

For Satvic Projects Pvt. Ltd.

Director

Project : 6, Ekdalia Place.



FIRST FLOOR PLAN



For self & as Constituted
attorneys of Anil Bhanerjee

Anil Bhanerjee

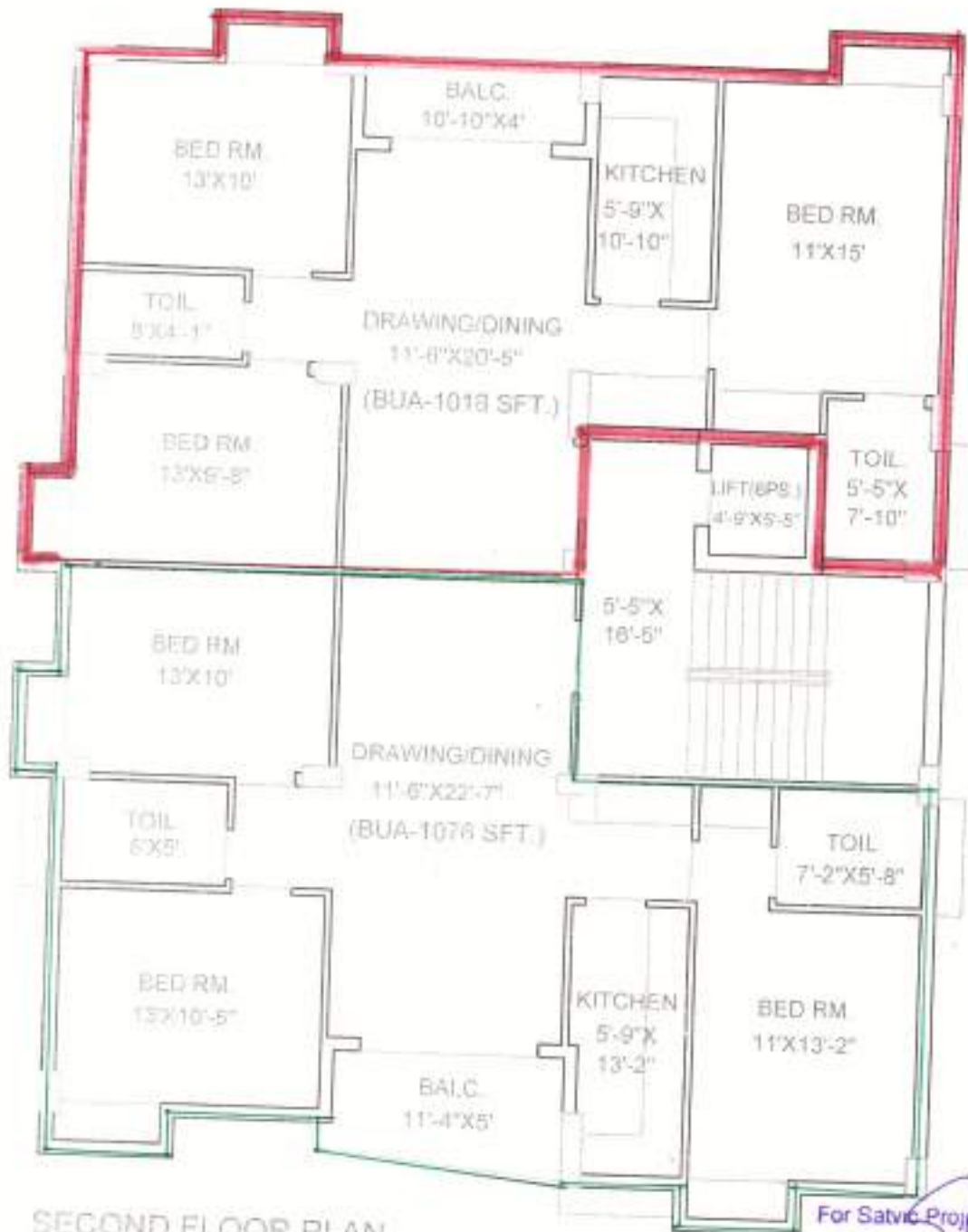
Sibani Bhanerjee.

Anil Bhanerjee

For Sibani Projects Pvt. Ltd.

[Signature]
Director

Project : 6, Ekdalia Place.



SECOND FLOOR PLAN



For self & as Constituted
attorney of Amit Banerjee

Amit Banerjee

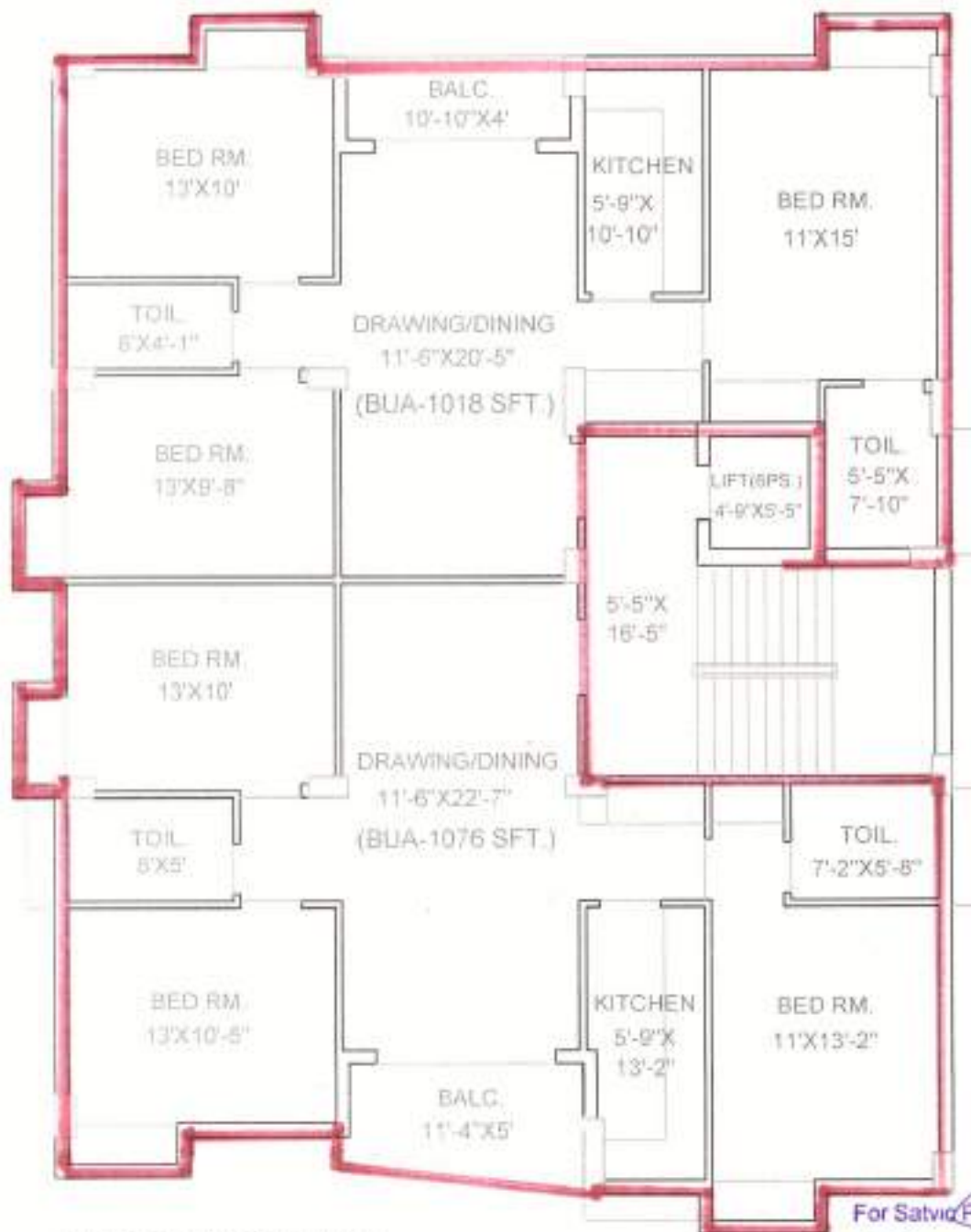
Amit Banerjee

Sitani Banerjee

For Satvic Projects Pvt. Ltd.

[Signature]
Director

Project : 6, Ekdalia Place.



THIRD FLOOR PLAN



dt. 07.08.2020

For self and as
Constituted Attorney of Amit Banerjee
Amit Banerjee

Amit Banerjee

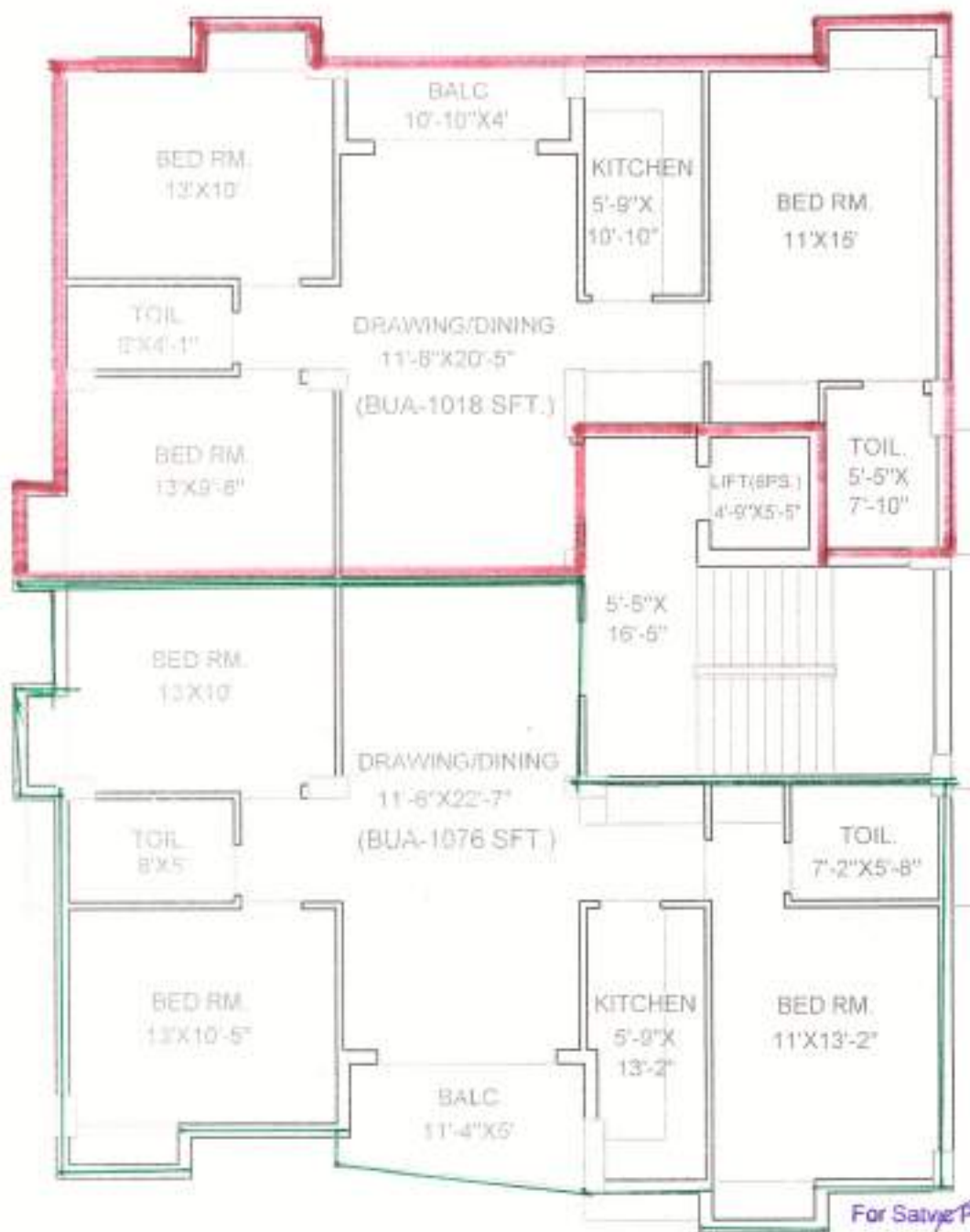
Sibani Banerjee

For Satvir Projects Pvt. Ltd.

154

Director

Project : 6, Ekdalia Place.



FOURTH FLOOR PLAN



dt. 07.08.2020

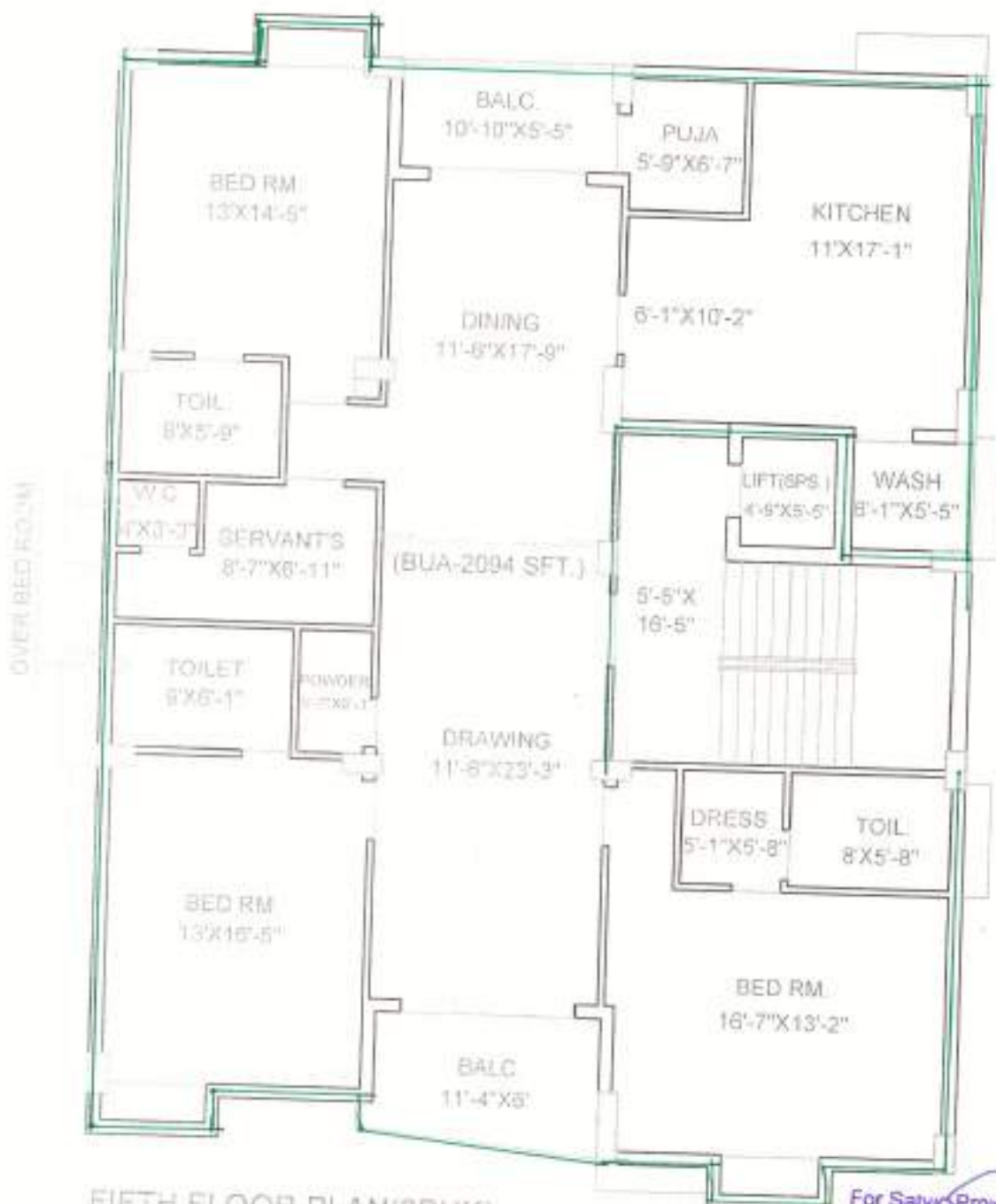
For self and as constituted
attorney of Amit Banerjee
Amit Banerjee

For Satva Projects Pvt. Ltd.

Director

Sibani Banerjee, Gouri Banerjee

Project : 6, Ekdalia Place.



FIFTH FLOOR PLAN(3BHK)

di. 07.06.2020

Sibani Banerjee

For self and as
constituted attorney of Anil Banerjee
Anil Banerjee

For Banerjee

For Salvo Projects Pvt. Ltd

Director

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

GRN: 152070210056376301

Payment Mode Online Payment

GRN Date: 09/08/2020 15:44:23

Bank : HDFC Bank

BRN : 1193240677

BRN Date: 09/08/2020 15:45:46

DEPOSITOR'S DETAILS

Id No. : 2000908783/2/2020

(Quarry / In/Quarry Year)

Name : Satvic Projects Pvt Ltd

Contact No. :

Mobile No. : +91 9831312355

E-mail :

Address : 212 Ballygunge Place Kolkata 700019

Applicant Name : Mr Uday Jalan

Office Name :

Office Address :

Status of Depositor Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000908783/2/2020	Property Registration- Stamp duty	0030-02-133-001-02	74741
2	2000908783/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	507

Total

75248

In Words : Rupees Seventy Five Thousand Two Hundred Forty Eight














Government of West Bengal

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





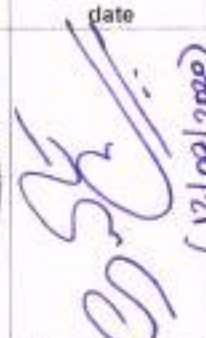



OFFICE OF THE A.R.A. - III KOLKATA, District Name : Kolkata

Signature / LTI Sheet of Query No/Year 19032000908783/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr Aloke Banerjee 6 EKDALIA PLACE KOLKATA, Ekdalia Place, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord		1540 	 12/08/2020
2	Mrs GOURI BANERJEE 6 EKDALIA PLACE KOLKATA, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord		1541 	 12/8/2020
3	Mrs SIBANI BANERJEE 6 EKDALIA PLACE KOLKATA, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord		1542 	 12/8/2020

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	Dr ALOKE BANERJEE 6 EKDALIA PLACE KOLKATA, P.O.- BALLYGUNGE, P.S.- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Land Lord [Mr AMIT KUMAR BANERJEE]		1540 	 12/08/2020
5	Mr SATWIC VIVEK RUIA 21/2 BALLYGUNGE PLACE KOLKATA, P.O.- BALLYGUNGE, P.S.- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [SATVIC PROJECT S PVT LTD]		1539 	 (12/08/2020)
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr. Jadav Mondal SUBHASHGRAM, P.O.- SUBHASHGRAM, P.S.- Barulpur, Barulpur, District:- South 24-Parganas, West Bengal, India, PIN - 700147	Dr Alope Banerjee, Mrs GOURI BANERJEE, Mrs SIBANI BANERJEE, Dr ALOKE BANERJEE, Mr SATWIC VIVEK RUIA		1543 	 12.08.20

(Probr Kumar Golder)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALOK BANERJEE
JITEENDRA NATH BANERJEE
01/02/1938

Panhard Account Number

ADJPR0758Q

Banerjee
Signature



Banerjee

Please Note card is sent / forward, after / before / return to:
Income Tax PAN Services Unit, UT/7SL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614

इस कार्ड के साथ/प्राप्त हो कृपया सूचित करें/संलग्न करें
आयकर पैन सेवा यूनिट, UT/7SL
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614

PERMANENT ACCOUNT NUMBER
AEDPB6306H

NAME
GOURI BANERJEE

FATHER'S NAME
SUDHATIGSU BHUSAN BANERJEE

DATE OF BIRTH
02-08-1939

SIGNATURE


COMMISSIONER OF INCOME TAX, W.B.

১) এই কার্ড হতে / গুরুত্বপূর্ণ তথ্য হারানোর
 ক্ষয়ক্ষতির দায়িত্ব / ব্যক্তিগত এবং
 আর্থিক ক্ষতিগ্রস্ত হওয়ার ঝুঁকি (স্বীকার করা হয়)
 করা হয়।
 মোবাইল নাম্বার:
 ৯৮৬৪৫ - ৭৮৯ ০০০

In case this card is lost/damaged, kindly inform/return to
 the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P.O.,
 Chowbagiche Square,
 Calcutta- 700 008.



5512 0168 8705

১৯৮৩
 ১৯৮৪
 ১৯৮৫



भारत सरकार
Government of India



S. B. 1000

Universal Identification Authority of India

532 093 111

आयकर विभाग

INCOME TAX DEPARTMENT

AMIT KUMAR BANERJEE

ALOKE BANERJEE

11/03/1969

Permanent Account Number

BOAPB4048A

Amit Banerjee

Signature



भारत सरकार

GOVT. OF INDIA



04122012

पंजीयन प्रमाणपत्र

CERTIFICATE OF REGISTRATION

विदेशी आरम्भ गार्गल

OVERSEAS CITIZEN OF INDIA

यह प्रमाणित किया जाता है कि किम स्वर्णिम को ज्ञानकारी इस प्रकार प्राप्त है
 दी गई है उसे नागरिकता अधिनियम 1955 की धारा 7 के अर्धीन निम्न की जागीर
 नागरिक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.



VINAY K. WADHWA
CONSUL

CONSUL
INSULATE GENERAL OF INDIA
VANCOUVER CANADA
Signature & Seal of Issuing Authority

Signature & Seal of Issuing Authority

पञ्जायन तालाणपत्र CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक Overseas Citizen of India



सं. / No. **A 1313098**

BANERJEE

दिया गया नाम / Given Name(s)
AMIT KUMAR

राष्ट्रियता / Nationality

Age / Sex
M

03/1969

PORTSMOUTH GREAT BRITAIN

Senior Manager / Occupation
SENIOR MANAGER

VANCOUVER 19/04/2013

V<INDBANERJEE<<AMIT<KUNAR<<<<<<<<<<<<<<<<<
A1313098<9CAN6903114M6903103<<<<<<<<<<<<<D

संयुक्त विभाग
ECONOMIC AFFAIRS



संयुक्त विभाग
GOVT. OF INDIA

RATVIO PROJECTS PRIVATE LIMITED

12/05/1987
Ratna, 100, 100, 100, 100

LAHDSHEDIF

00000000

संयुक्त विभाग
ECONOMIC AFFAIRS
Ratna, 100, 100, 100, 100
Ratna, 100, 100, 100, 100

संयुक्त विभाग
ECONOMIC AFFAIRS
Ratna, 100, 100, 100, 100
Ratna, 100, 100, 100, 100
Ratna, 100, 100, 100, 100
Ratna, 100, 100, 100, 100

असयकर विभाग

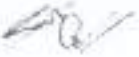
INCOME TAX DEPARTMENT

SATWIC - RUBA

VIVEK RUIA

15/07/1994

BIZPR8842M



भारत सरकार

GOV'T. OF INDIA



15/07/1994

भारत सरकार
GOVERNMENT OF INDIA



नाम: [Name]
[Address]
[City]
[State]
[Pin]



3759 4046 5326

व्यक्तिगत पहचान, आधार कार्ड

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address

21/2 बालीगुंज प्लेस, कोलकाता
कोलकाता
पिन कोड - 700019

21/2, BALIYOUNGE
PLACE, Ballygunge,
Kolkata
West Bengal - 700019



भारतीय निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 JTK3837937



निर्वाचक नाम : विजय मोदल

Electors Name : Vijay Mondal

पिता का नाम : जयराज मोदल

Father's Name : Jayraj Mondal

लिंग / लिंग : पुरुष / M

जन्म तिथि / Date of Birth : 05/01/1966

Vijay Mondal

JTK3837937

निर्वाचक
 निर्वाचक नाम और पता के अनुसार निर्वाचक को यह
 कार्ड जारी किया गया है।

Address:
 Popua Mondal Pura Q Rudraepura
 Mirzapur Barui Pur South 24 Parganas
 700147

Date: 12/01/2017
 104-संविधान निर्वाचन आयोग निर्वाचक को
 अधिकारिता प्रमाण पत्र
 Facsimile Signature of the Electoral
 Registration Officer for
 Mirzapur Constituency

निर्वाचक निर्वाचन क्षेत्र में अपने निर्वाचक अधिकारों का
 उपयोग करने के लिए निर्वाचक को निर्वाचक को निर्वाचक
 क्षेत्र निर्वाचक क्षेत्र में निर्वाचक क्षेत्र निर्वाचक क्षेत्र
 In case of change of address mention the Card No.
 to the relevant form for including your name in the
 list of the changed address and to update the card
 with correct details.

Major Information of the Deed

Deed No :	I-1903-03484/2020	Date of Registration	05/09/2020
Query No / Year	1903-2000908783/2020	Office where deed is registered	
Query Date	06/08/2020 1:45:12 PM	1903-2000908783/2020	
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		[4311] Other than Immovable Property, Receipt [Rs : 50,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 4,31,45,763/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,001/- (Article:48(g))		Rs. 591/- (Article:E, B, M(a))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ekdalia Place, , Premises No: 6, , Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 13 Chatak 1 Sq Ft	1/-	4,03,61,388/-	Property is on Road
Grand Total :				12.8929Dec	1 /-	403,61,388 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5500 Sq Ft.	1/-	27,84,375/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5500 sq ft	1 /-	27,84,375 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dr Alope Banerjee Son of Late Jitendra Nath Banerjee 6 EKDALIA PLACE KOLKATA, Ekdalia Place, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADxxxxxx8Q, Aadhaar No: 78xxxxxxx3413, Status :Individual, Executed by: Self, Date of Execution: 11/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Pvt. Residence
2	Mrs GOURI BANERJEE Wife of Late BHABESH CHANDRA BANERJEE 6 EKDALIA PLACE KOLKATA, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx6H, Aadhaar No: 30xxxxxxx1006, Status :Individual, Executed by: Self, Date of Execution: 11/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Pvt. Residence
3	Mrs SIBANI BANERJEE Wife of Dr ALOKE BANERJEE 6 EKDALIA PLACE KOLKATA, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx8M, Aadhaar No: 53xxxxxxx8705, Status :Individual, Executed by: Self, Date of Execution: 11/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Pvt. Residence
4	Mr AMIT KUMAR BANERJEE Son of Dr ALOKE BANERJEE O C I NO. A-1313098, P.O:- EDMONTON, P.S:- Alberta, Canada, PIN - 3 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: Canada, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SATVIC PROJECTS PVT LTD 21/2 BALLYGUNGE PLACE KOLKATA, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAxxxxxx1F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dr ALOKE BANERJEE Son of Late JITENDRA NATH BANERJEE 6 EKDALIA PLACE KOLKATA, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: ADxxxxxx8Q, Aadhaar No: 78xxxxxxx3413 Status : Attorney, Attorney of : Mr AMIT KUMAR BANERJEE

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SATVIC VIVEK RUIA (Presentant) Son of Mr VIVEK RUIA 21/2 BALLYGUNGE PLACE KOLKATA, 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.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : SATVIC PROJECTS PVT LTD (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal SUBHASHGRAM, P.O:- SUBHASHGRAM, P.S:- Barulpur, Barulpur, District:-South 24-Parganas, West Bengal, India, PIN - 700147			
Identifier Of Dr Aloke Banerjee, Mrs GOURI BANERJEE, , Mrs SIBANI BANERJEE, Dr ALOKE BANERJEE, Mr SATVIC VIVEK RUIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Aloke Banerjee	SATVIC PROJECTS PVT LTD-3.22323 Dec
2	Mrs GOURI BANERJEE	SATVIC PROJECTS PVT LTD-3.22323 Dec
3	Mrs SIBANI BANERJEE	SATVIC PROJECTS PVT LTD-3.22323 Dec
4	Mr AMIT KUMAR BANERJEE	SATVIC PROJECTS PVT LTD-3.22323 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Aloke Banerjee	SATVIC PROJECTS PVT LTD-1100.00000000 Sq Ft
2	Mrs GOURI BANERJEE	SATVIC PROJECTS PVT LTD-1100.00000000 Sq Ft
3		SATVIC PROJECTS PVT LTD-1100.00000000 Sq Ft
4	Mrs SIBANI BANERJEE	SATVIC PROJECTS PVT LTD-1100.00000000 Sq Ft
5	Mr AMIT KUMAR BANERJEE	SATVIC PROJECTS PVT LTD-1100.00000000 Sq Ft

On 11-08-2020

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 4,31,45,763/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 12-08-2020

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

Presented for registration at 19:05 hrs on 12-08-2020, at the Private residence by Mr SATWIC VIVEK RUIA ..

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

Execution is admitted on 12/08/2020 by 1. Dr Aloke Banerjee, Son of Late Jitendra Nath Banerjee, 6 EKDALIA PLACE KOLKATA, Road: Ekdalia Place, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Professionals, 2. Mrs GOURI BANERJEE, Wife of Late BHABESH CHANDRA BANERJEE, 6 EKDALIA PLACE KOLKATA, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. Mrs SIBANI BANERJEE, Wife of Dr ALOKE BANERJEE, 6 EKDALIA PLACE KOLKATA, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Identified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, SUBHASHGRAM, P.O: SUBHASHGRAM, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

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

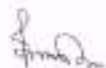
Execution is admitted on 12-08-2020 by Mr SATWIC VIVEK RUIA, Director, SATVIC PROJECTS PVT LTD (Private Limited Company), 21/2 BALLYGUNGE PLACE KOLKATA, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, SUBHASHGRAM, P.O: SUBHASHGRAM, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

Executed by Attorney

Execution by Dr ALOKE BANERJEE, , Son of Late JITENDRA NATH BANERJEE, 6 EKDALIA PLACE KOLKATA, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Professionals as the constituted attorney of Mr AMIT KUMAR BANERJEE O C I NO. A-1313098, P.O: EDMONTON, Alberta, Canada, PIN - 3 is admitted by him

Identified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, SUBHASHGRAM, P.O: SUBHASHGRAM, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

13-08-2020

Statement of Fees

Notified that required Registration Fees payable for this document is Rs 591/- (B = Rs 500/- ,E = Rs 7/- ,I = Rs 55/- ,M = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by online = Rs 507/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
made on 09/08/2020 3:45PM with Govt. Ref. No: 192020210056376301 on 09-08-2020, Amount Rs: 507/-, Bank: C Bank (HDFC0000014), Ref. No. 1193240677 on 09-08-2020, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by online = Rs 41/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
made on 09/08/2020 3:45PM with Govt. Ref. No: 192020210056376301 on 09-08-2020, Amount Rs: 74,741/-, Bank: C Bank (HDFC0000014), Ref. No. 1193240677 on 09-08-2020, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

15-09-2020

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
of Indian Stamp Act 1899.

Statement of Fees

Notified that required Registration Fees payable for this document is Rs 591/- (B = Rs 500/- ,E = Rs 7/- ,I = Rs 55/- ,M = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Statement of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 260/-
Description of Stamp
Stamp: Type: Impressed, Serial no 44833, Amount: Rs.260/-, Date of Purchase: 06/07/2020, Vendor name: Suranjan
Chatterjee



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 196518 to 196583

being No 190303484 for the year 2020.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.10.17 14:25:53 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/10/17 02:25:53 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
