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AE 650196



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Bhaskar Sarkar

THIS AGREEMENT is made on this 11th day of July Two Thousand and Twenty Two **BETWEEN BHASKAR SARKAR** (PAN AIQPS6954F & Aadhaar No. 2908 0714 5360) son of Late Bijay Chand Sarkar an Indian national, by faith Hindu, by occupation retired person presently residing at No. 41, Raja Basanta Roy Road,

11/7/22

4-45 P.m.

11/7/22



Sumi Sarkar,

11/07/2022

2002053276 / 2022

Distt. Sub-Registrar-IV
Registration U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

12 JULY 2022

57066

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME
ADD.
Rs.
- 1 JUL 2022
SURANJAN MUKHERJEE
Licensed Auctioneer
C. C. Court
2 & 3, K. S. Roy Road, Khetri

ESV



4861

- 1 JUL 2022

- 1 JUL 2022

For Swastik Projects Pvt. Ltd.

[Signature]
Director



4862



Bhaaskar Sarkar



4863

Soumi Sarkar

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
11 JUL 2022

Sikha Mondal
s/o - Dadas Mondal
P.O. Mondal para 0
Bhadra, Kullikpur
Bhadra, Kullikpur

Kolkata 700 029 PO Sarat Bose Road & PS Tollygunge and **SOUMI SARKAR** (PAN BSCPS7519H & Aadhaar No. 9184 4441 5900) wife of Late Kalyan Kumar Sarkar an Indian national, by faith Hindu, by occupation housewife presently residing at No. 41, Raja Basanta Roy Road, Kolkata 700 029 PO Sarat Bose Road & PS Tollygunge hereinafter jointly referred to as the **OWNERS** 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 at No. 21/2, Ballygunge Place, Kolkata - 700 019, P.S. Gariahat, P.O. Ballygunge represented by one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M & Aadhaar No. 3759 4046 5326) son of Mr. Vivek Ruia an Indian national by faith Hindu by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat, PO Ballygunge, hereinafter called the **DEVELOPER** of the **OTHER PART**:

WHEREAS:

- A. One Balai Chand Sarkar was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **04 cottahs 09 chittacks and 32 sq. ft.** be the same a little more or less together with the three storied building and structure standing thereon and being plot No. 112 in CIT Improvement scheme No. XXXIII now being municipal premises No. 41, Raja Basanta Roy Road, Kolkata 700 029 PS Tollygunge (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- B. The said Balai Chand Sarkar during his lifetime made and published his last will and testament dated 01st October 1953 whereby and wherein the said Balai Chand Sarkar upon his death gave and bequeathed **ALL THAT** the said Premises unto and in favour of his son Bijoy Chand Sircar absolutely and forever.



- C. The said Balai Chand Sarkar died testate on 21st December 1959.
- D. The executor to the last will and testament dated 01st October 1953 of the said Balai Chand Sarkar (since deceased) applied for and obtained probate from the Ld. District Delegate at Alipore in Act 39 Case No. 151 of 1962 in respect of the last will and testament dated 01st October 1953 of the said Balai Chand Sarkar (since deceased).
- E. Thus, the said Bijoy Chand Sircar became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispensens, attachments, trust, mortgages, tenancy whatsoever and/or howsoever.
- F. By the Indenture dated 10th October 1973 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 204 in pages 281 to 287 being No. 6082 for the year 1973 the said Bijoy Chand Sircar settled unto and in favour of his wife namely Kamala Sircar and son Bhaskar Sircar **ALL THAT** the undivided one – half part and/or share into or upon the said Premises with the intent and object that the said Bijoy Chand Sircar and the said Kamala Sircar shall have life interest and upon the death of both of them i.e. the said Bijoy Chand Sircar and the said Kamala Sircar the said Bhaskar Sircar shall have absolute and unfettered ownership thereupon.
- G. By the Indenture dated 10th October 1973 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 229 in pages 21 to 27 being No. 6085 for the year 1973 the said Bijoy Chand Sircar settled unto and in favour of his wife namely Kamala Sircar and another son Kalyan Kumar Sircar **ALL THAT** the undivided one – half part and/or share into or upon the said Premises with the intent and object that the said Bijoy Chand Sircar and the said Kamala Sircar shall have life interest and upon the death of both of them i.e. the said Bijoy



Chand Sircar and the said Kamala Sircar the said Kalyan Kumar Sircar shall have absolute and unfettered ownership thereupon.

- H. The said Bijoy Chand Sircar died on 29th December 1977.
- I. The said Kamala Sircar died on 03rd December 2001.
- J. Thus, the said Bhaskar Sircar and the said Kalyan Kumar Sircar became the absolute owners in respect of **ALL THAT** the said Premises absolutely and forever each one of them having an undivided one – half part and/or share thereupon.
- K. The said Kalyan Kumar Sircar a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 27th March 2014 leaving behind him surviving his wife namely Soumi Sarkar as his only surviving legal heiress and/or representative.
- L. The Owners herein thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, debuttars, wakf, minor share, HUF, third part occupation, trespass whatsoever and/or howsoever.
- M. 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 said **BHASKAR SARKAR** and the said **SOUMI SARKAR** and both of their respective heirs, executors, administrators, legal representatives and assigns.
- 1A.4 **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.5 **COMMON FACILITIES/PORIONS** shall include paths passages, stairways, 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.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.
- 1A.7 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land ad-measuring about **04 cottahs, 09 chittacks and 32 sq. ft.** be the same little more or less together with the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 41, Raja Basanta Roy Road, Kolkata 700 029 PS Tollygunge in ward No. 87 of



the Kolkata Municipal Corporation and is morefully 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 at the said Premises 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.9 **OWNERS' ALLOCATION** shall mean and include 50% of the constructed space of the said New Building which shall comprise the entire first floor and the entire second floor of the said New Building together with 50% constructed area of the ground floor of the said New Building after providing the rights and share in the common parts and portions with common facilities together with undivided proportionate share in the land comprised in the said Premises 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 **SECOND SCHEDULE** hereunder written.
- 1A.10 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the constructed space of the said New Building so as to comprise of the entire third floor and the entire fourth floor of the said New Building together with 50% of the ground floor of the said New Building after providing for the common parts and portions together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities the details of which are mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 1A.11 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout,



epidemic, pandemic, lockdown, strike, go-slow, 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 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 Owners.

1A.12 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other by registered post with acknowledgement due at the last known address of the parties hereto.

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, personal 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
- 1B.15 The term "including" shall mean "including without limitation".



ARTICLE –II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owners have jointly and severally 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 joint owners with a marketable title in respect thereof;
 - b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, debuttar, third party interference, whatsoever and/or howsoever;
 - c) That, no one else except the Owners herein have got any right, title, interest, claim and/or demand into or upon the said Premises.
 - d) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
 - 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) Neither any Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises and sale of the various flats/units/spaces/units that shall be constructed thereon.
 - 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 in 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 other 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.

- i) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises and/or their respective share into or upon the said Premises nor have entered into any agreement for development 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 in respect of the said Premises upto the date of execution of these presents.
- k) The Owners are in peaceful and khas physical possession of the entirety of the said Premises and every part thereof and there is no tenant, trespasser, licensee, third party occupier within any part or portion of the said Premises.
- l) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- m) The Owners are competent to enter into this agreement and to carry out their respective obligations, as mentioned herein.
- n) Both the Owners are Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act;
- o) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and none of the Owners have 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 doth hereby appoint



the Developer as the exclusive Developer/Promoter/Builder for undertaking the Development of the said Premises.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Developer shall cause to have the re-assessment of the said Premises done including UAA in the records in the Kolkata Municipal Corporation, the tax claims if any so made by the Kolkata Municipal Corporation shall be paid and borne by the Owners exclusively.
- 4.2 The Developer shall, within 06 months from the date of reassessment being completed by the Kolkata Municipal Corporation as hereinbefore mentioned, 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, if there be any modification in the plan of the flats within the Owners' Allocation then the same shall be got approved in writing from the Owners.
- 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 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 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 application, plan and other papers and documents referred to hereinabove. 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.

4.6 The said New Building will be constructed erected and completed in accordance with the specification detailed out in the **FIFTH 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 Owners shall be liable to and agrees to pay all charges for providing any additional work in or relating to the Owners' Allocation at the request of the Owners and for providing any additional facility or utility for the Owners' Allocation.

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

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-SPACE ALLOCATION & PAYMENTS

- 6.1 The Owners' Allocation is detailed out in **PART – I** of the **SECOND SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 6.2 The Owners shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their allocation and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the Developer shall be required.
- 6.3 Similarly, the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of its allocation and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the Owners shall be necessary or be required.
- 6.4 The Developer has further agreed to make payment of an amount of Rs.90,00,000/= (Rupees Ninety Lakhs) only as and by way of Consideration Amount (hereinafter referred to as the said **CONSIDERATION AMOUNT**).
- 6.5 The Developer has at or before the execution of this agreement out of the said Consideration Amount made payment of the amount of Rs.50,000/= (Rupees Fifty Thousand) only to the Owners (the receipt whereof the Owners do hereby as also by the memo hereunder written admit and acknowledge to have received).
- 6.6 A further amount of Rs.49,50,000/= (Rupees Forty – Nine Lakhs and Fifty Thousand) only out of the said Consideration Amount shall be paid by the Developer to the Owners after sanction of plan by the Kolkata Municipal Corporation.
- 6.7 The balance of the said Consideration Amount being Rs.40,00,000/= (Rupees Forty Lakhs) only shall be paid by the Developer to the Owners upon receipt of vacant possession of the said Premises in its entirety after sanction of the plan by the Kolkata Municipal Corporation.



6.8 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over and above the initial sanction of ground plus four floors, the same shall be shared in the same ratio of 50:50 between the Owners and the Developer i.e. 50% of the constructed space shall belong exclusively to the Owners and 50% thereof 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 09 (nine) months over and above the time period as mentioned hereinafter.

ARTICLE-VII- DELIVERY OF POSSESSION

7.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation notify the same in writing to the Owners and the Owners shall within 30 days from the date thereof vacate the said Premises and deliver possession of the said Premises in its entirety to the Developer.

7.2 The Developer shall during the period of construction of the said New Building provide to the Owners two flats of 03 rooms each and one car parking space for the transit / alternate accommodation of the Owners in the 0.50 km vicinity of the said Premises. The Developer shall not be liable for any incidental charges and/or taxes in respect of such alternate accommodation, and if any such amount is payable the same shall be borne by the Owners exclusively.

7.3 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 and the Owners shall not have any claim thereupon.

7.4 The Owners' Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the said New 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



complete and habitable condition 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 and handover the copy of the completion certificate at the time of giving possession of the Owners' Allocation to the Owners.

7.5 The Developer hereby agrees to complete the construction of the said New 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 Owners' Allocation.

7.6 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 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**).

7.7 Immediately after the completion of the said New Building and delivery of the 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.



7.8 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.

ARTICLE -VIII- ARCHITECTS ENGINEERS ETC

8.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint Architect for the said New 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 said New Building shall be final conclusive and binding on the parties.

8.2 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-IX-INDEMNITY

9.1 The Owners 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 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.

9.2 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 Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses liabilities costs or claims actions or proceedings thus arising.

9.3 The Owners will not be liable to pay any K. M. C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K. M. C. Tax in respect of the Owners' Allocation.



9.4 The Owners 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 Premises, save and except the said Owners' Allocation, or any part thereof without the consent in writing of the Developer.
- b. Not to induct any person as a tenant or otherwise into or upon the said Premises.

ARTICLE-X-TAXES MAINTENANCE ETC

10.1 Both the Developer and the Owners shall equally pay all rates & taxes on and from the date of receipt of vacant peaceful and khas possession of the said Premises by the Developer and prior to that the Owners shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises including all reassessment and/or upto date assessment of taxes by the Kolkata Municipal Corporation.

10.2 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.

10.3 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.

10.4 After the said New Building is completed and the Owners' Allocation is delivered in a habitable condition the Developer and the Owners shall form an association of the Owners/occupants of the various flats in the said 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.

- 10.5 The Owners shall be liable to pay charges for electricity in or relating to the Owners' Allocation wholly and proportionately relating to common parts.

ARTICLE-XI-OBLIGATION OF THE OWNERS

- 11.1 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.
- 11.2 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 said New Building.
- 11.3 The Owners shall grant a registered power of attorney in favour of the Developer so as to enable it to sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favour of the Developer and/or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.

ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 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.



- 12.2 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.
- 12.3 The Owners and the Developer hereby agree and covenant with each other to join and confirm all documents of transfer relating to sale of respective allocation in the said New Building at the said Premises.
- 12.4 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement in its entirety.
- 12.5 The respective parties i.e. the Owners and the Developer shall be liable for payment of all outgoing towards GST, VAT or any other tax, cess, levy and/or statutory outgoing of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax is payable by the Owners in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations as applicable in accordance with law.
- 12.6 Nothing contained herein shall constitute a partnership between or joint venture by the parties hereto and the parties herein are entering into these presents on principal to principal basis.

ARTICLE-XIII-BREACH AND CONSEQUENCES

- 13.1 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.



- 13.2 In the event of the Developer failing and/or neglecting to commence construction of the said New Building within 06 months from the date of completion of the demolition of the existing building at the said Premises after sanction of plan or receipt of possession of the said Premises (whichever event shall happen later shall be the basis), subject to Force Majeure and/or for any reason attributable to the Owners and/or the title in respect of the said Premises and/or being claim being made by any third party and preventing the Developer from commencing the construction, then in that event the Owners shall have the option to cancel this agreement and refund the amount paid by the Developer to the Owners in terms hereof.
- 13.3 In the event of the Developer failing to complete the construction of the said New Building within 30 months, subject to Force Majeure, from the date of commencement of construction of the said New Building after sanction of the plan by the Kolkata Municipal Corporation then in that event the Developer shall be entitled to a grace period of 06 (six) 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 and agrees to pay predetermined penalty & damages to be calculated @ Rs.25,000/= (Rupees Twenty 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. The Developer shall continue to pay and/or incur the amount of outgo towards the alternate accommodation as agreed upon between the parties hereto as hereinbefore mentioned till delivery of Owners' Allocation which is more specifically mentioned in the Second Schedule in the said New Building in complete and habitable condition.

ARTICLE - XIV – 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

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **04 cottahs 09 chittacks and 32 sq. ft.** be the same little more or less together with the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 41, Raja Basanta Roy Road, Kolkata 700 029 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation and being plot No. 112 in CIT Improvement scheme No. XXXIII and having assessee No. 110871900590 is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 34, Lake Place;

ON THE EAST: By municipal premises No. 43, Raja Basanta Roy Road;

ON THE WEST: By municipal premises No. 39, Raja Basanta Roy Road;

ON THE SOUTH: By KMC Road named as Raja Basanta Roy 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

(ALLOCATIONS)

PART – I OWNERS' ALLOCATION

1. 50% of the upper floors so as to comprise of: -
 - i. Entirety of the first floor of the said New Building;
 - ii. Entirety of the second floor of the said New Building;
2. 50% of the ground floor of the said New Building including shop/ATM space after providing for the common parts and portions;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;



PART – II DEVELOPER'S ALLOCATION

1. 50% of the upper floors so as to comprise of: -
 - i. Entirety of the third floor of the said New Building;
 - ii. Entirety of the fourth floor of the said New Building;
2. 50% of the ground floor of the said New Building including shop/ATM space after providing for the common parts and portions;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

THE THIRD SCHEDULE ABOVE REFERRED TO

(COMMON AREAS)

1. The foundation, columns, beams, supports, corridors, lobbies, stair, stairway, landing, entrance, exists and pathways.
2. Drain and sewerage from the said Premises to the municipal duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the Premises.
4. Toilet in the ground floor of the Premises for the use of durwans, drivers, servants, maintenance staff etc. of the said Premises.
5. Lift, lift well, lift machine and space thereof.
6. Boundary walls of the Premises including outside walls of the building and main gates.
7. Water pump and motor with installation and space thereof.
8. Overhead and underground water reservoir water pipes and other common plumbing installations and space required thereto.
9. Electrical wiring meters and fittings and fixtures for lighting the staircases lobby and other common areas (excluding those as are installed for any particular Unit) and spaces required thereof.



THE FOURTH SCHEDULE ABOVE REFERRED TO

(MAINTENANCE /COMMON EXPENSES)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repair order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Holding Organisation) be necessary and in a proper and workman like manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the Building and decorating and coloring all such parts of the property as usually are or ought to be.
3. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
4. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
5. Paying such workers as may be necessary in connection with the upkeep of the property.
6. Cleaning as necessary the external walls and windows (nor forming part of any unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
7. Cleaning as necessary of the areas forming parts of the property.
8. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained property and providing such additional lighting apparatus as the Developer may think fit.
9. Maintaining and operating the lift.
10. Providing and arranging for the emptying receptacles for rubbish.



11. Paying all rates taxes duties charges assessments license fees and outgoing whatsoever (whether central and/or state and/or local) assessed charged or imposed upon or payable in respect of the said New Building or any part whereof including in respect of any apparatus, fittings, utilities, gadgets and/or services that require statutory licensing excepting in so far as the same are the responsibility of the individuals Owner/occupiers of any flat/unit.
12. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual lessee of any Unit.
13. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
14. Employing qualified accountant for the purpose of maintenance and auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
15. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and byelaws made thereunder relating to the building excepting those that are the responsibility of the Owner/ occupier of any flat/unit.
16. The Purchase maintenance and renewal of fire fighting appliances and the common equipment as the Developer may from time to time consider necessary for the carrying out of the acts and things mentioned in this schedule.
17. Administering the management organisation staff and complying with all relevant statutes and regulations and orders thereunder all employing persons or firm to deal with these matters.



18. The provision maintenance and renewal of any other equipment and the provision of any other service which in the opinion of the Management Company/Holding Organisation it is reasonable to provide.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

- Structure** : Building designed on RCC frame & foundation conforming to Indian Standards & National Building Code;
- Internal Walls** : White cement punning over cement plastering;
- Doors** : Wooden frame and both side pre-laminated doors with locks;
- Windows** : UPVC / Aluminium frames with glassed panel sliding aluminium louvers in bathrooms/toilets;
- Flooring** : Marble/ Vitrified in living/dining & vitrified tiles in bed rooms, anti-skid tile flooring in kitchen, toilet & balcony etc. Black Stone & Kota flooring in Stairs & Common areas, with Pavers, water proofed roof top with tile flooring;
- Kitchen** : Work top in black granite and regular colour ceramic tiles above counter with sink in stainless steel;
- Bathroom** : Wall dados with designer colour ceramic tiles upto door height with CP fittings including concealed cistern of Kohler make, concealed hot & cold water pipe line with sanitary ware of Kohler/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** : Semi – Automatic of adequate capacity of Otis/Schindler make;
- Exterior** : Aesthetically designed front façade;
- Ground floor lobby**: Decorated facade of Lift & lobby;
- Security** : Electronic PBX connection to each unit, & CCTV for round the clock surveillance;
- Power Back Up** : Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
- 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:

1/ Bidis Mandal
petua Mandalpara
Oruiduspara
Mullikpur,
Baruipur
Kolkata - 147

2) Pradeep Roy
Alipore Police Comr.
Kd-27

Bhaskar Sarkar

Bhaskar Sarkar



Soumi Sarkar

Soumi Sarkar



SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

1/ Bidis Mandal

2) Pradeep Roy

Dilip Kumar Goel

For Swastic Projects Pvt. Ltd.
Director



Dilip Kumar Goel
DILIP KUMAR GOEL

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
8.7.2022	771970	Kotak Mahindra Bank	22,500/=	Bhaskar Sarkar
8.7.2022	771971	Kotak Mahindra Bank	22,500/=	Soumi Sarkar
		TDS	<u>5,000/=</u>	
		(Rupees Fifty Thousand) only	Rs. <u>50,000/=</u>	

WITNESSES:

1) *Sikha Mondal*

2) *Randeep Roy*

Bhaskar Sarkar

Soumi Sarkar,







OWNERS



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 16042002053276/2022

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 Bhaskar Sarkar 41, Raja Basanta Roy Road Kolkata, City:- , P.O:- Sarat Bose Road, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			<i>Bhaskar Sarkar</i> 11.07.2022
2	Mrs Soumi Sarkar 41 Raja Basanta Roy Road Kolkata, City:- , P.O:- Sarat Bose Road, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			<i>Soumi Sarkar,</i> 11.07.2022.
3	Mr Satwic Vivek Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [Swastic Projects Pvt Ltd]			<i>Satwic Vivek Ruia</i> 11/07/2022

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, City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Bhaskar Sarkar, Mrs Soumi Sarkar, Mr Satwic Vivek Ruia			 11.07.2022

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal

Query No:-16042002053276/2022, 08/07/2022 04:23:02 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Page 3 of 3



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

GRN Details

GRN: 192022230068370988 Payment Mode: Online Payment (SBI Epay)
GRN Date: 07/07/2022 19:50:35 Bank/Gateway: SBlePay Payment Gateway
BRN : 3585309165922 BRN Date: 07/07/2022 19:51:40
Gateway Ref ID: 202218801849807 Method: State Bank of India New PG
Payment Status: Successful Payment Ref. No: 2002053276/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Swastic projects private limited
Address: 21/2 ballygunge place kolkata
Mobile: 9831312333
Depositor Status: Buyer/Claimants
Query No: 2002053276
Applicant's Name: Mr Uday Jalan
Identification No: 2002053276/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002053276/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2002053276/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	521
Total				40492

IN WORDS: FORTY THOUSAND FOUR HUNDRED NINETY TWO ONLY.



सत्यमेव जयते

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

Query No / Year	2002053276/2022	Office where deed will be registered
Query Date	06/07/2022 8:37:56 PM	Deed can be registered in any of the offices mentioned on Note: 11
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] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1], [4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
	Rs. 2,58,15,753/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 521/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Basanta Roy Road, , Premises No: 41, , 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
L1	(RS :-)		Bastu		4 Katha 8 Chatak 32 Sq Ft		2,45,40,003/-	Property is on Road
Grand Total :					7.4983Dec	0 /-	245,40,003 /-	



Query No: 2002053276 of 2022, Printed On : Jul 6 2022 8:38PM, Generated from wbregistration.gov.in

Identifier Details :

Name & address
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Bhaskar Sarkar, Mrs Soumi Sarkar, Mr Satwic Vivek Ruia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Sarkar	Swastic Projects Pvt Ltd-3.74917 Dec
2	Mrs Soumi Sarkar	Swastic Projects Pvt Ltd-3.74917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Sarkar	Swastic Projects Pvt Ltd-1400 Sq Ft
2	Mrs Soumi Sarkar	Swastic Projects Pvt Ltd-1400 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110871900590 Premises No. : 41 Ward No. : 087 Street Name : RAJA BASANTA ROY ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : BHASKAR SIRCAR. , KALYAN KUMAR SIRCAR. Owner Address : 41,RAJA BASANTA ROY ROAD. , KOLKATA.-700029 Pin No. : 700029	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 05-08-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 2002053276 of 2022, Printed On : Jul 6 2022 8:38PM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-07719/2022	Date of Registration	12/07/2022
Query No / Year	1604-2002053276/2022	Office where deed is registered	
Query Date	06/07/2022 8:37:56 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. 2,58,15,753/-		
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: Raja Basanta Roy Road, , Premises No: 41, , 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
L1	(RS :-)		Bastu	4 Katha 8 Chatak 32 Sq Ft		2,45,40,003/-	Property is on Road
Grand Total :				7.4983Dec	0 /-	245,40,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	0/-	12,75,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 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 : 1000 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 : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2800 sq ft	0 /-	12,75,750 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Bhaskar Sarkar Son of Late Bijay Chand Sarkar 41, Raja Basanta Roy Road Kolkata, City:- , P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Alxxxxxx4F, Aadhaar No: 29xxxxxxxx5360, Status :Individual, Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Pvt. Residence</p>
2	<p>Mrs Soumi Sarkar Wife of Late Kalyan Kumar Sarkar 41 Raja Basanta Roy Road Kolkata, 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.:: BSxxxxxx9H, Aadhaar No: 91xxxxxxxx5900, Status :Individual, Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Swastic Projects Pvt Ltd 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Tollygunge, 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 : Swastic Projects Pvt Ltd (as Director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147</p>			
Identifier Of Mr Bhaskar Sarkar, Mrs Soumi Sarkar, Mr Satwic Vivek Ruia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Sarkar	Swastic Projects Pvt Ltd-3.74917 Dec
2	Mrs Soumi Sarkar	Swastic Projects Pvt Ltd-3.74917 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Sarkar	Swastic Projects Pvt Ltd-1400.00000000 Sq Ft
2	Mrs Soumi Sarkar	Swastic Projects Pvt Ltd-1400.00000000 Sq Ft

Endorsement For Deed Number : I - 160407719 / 2022

On 08-07-2022

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 2,58,15,753/-



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

On 11-07-2022

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

Presented for registration at 16:45 hrs on 11-07-2022, at the Private residence by Mr Satwic Vivek Ruia .

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

Execution is admitted on 11/07/2022 by 1. Mr Bhaskar Sarkar, Son of Late Bijay Chand Sarkar, 41, Raja Basanta Roy Road Kolkata, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Mrs Soumi Sarkar, Wife of Late Kalyan Kumar Sarkar, 41 Raja Basanta Roy Road Kolkata, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, 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 11-07-2022 by Mr Satwic Vivek Ruia, Director, Swastic Projects Pvt Ltd (Private Limited Company), 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

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



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

On 12-07-2022

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/- (B = Rs 500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2022 7:51PM with Govt. Ref. No: 192022230068370988 on 07-07-2022, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 3585309165922 on 07-07-2022, 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/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 57066, Amount: Rs.50/-, Date of Purchase: 01/07/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2022 7:51PM with Govt. Ref. No: 192022230068370988 on 07-07-2022, Amount Rs: 39,971/-, Bank: SBI EPay (SBlePay), Ref. No. 3585309165922 on 07-07-2022, Head of Account 0030-02-103-003-02



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 1604-2022, Page from 248607 to 248645

being No 160407719 for the year 2022.



(Anupam Halder) 2022/07/22 12:45:36 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

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