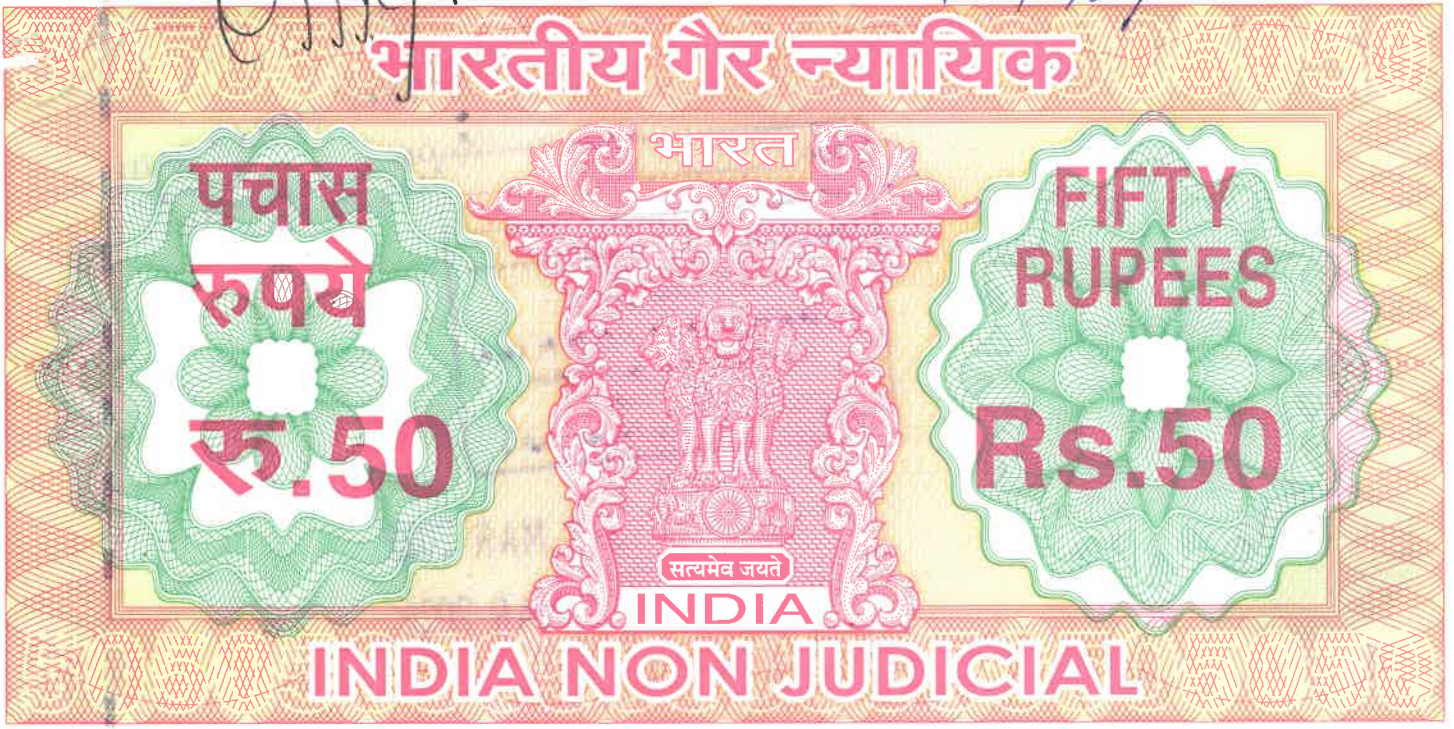


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Ashis Kumar Banerjee

THIS AGREEMENT is made this 11th day of May Two Thousand and Twenty Two
 BETWEEN ASHIS KUMAR BANERJEE (PAN ACXPB7198K & Aadhaar No. 9127
 0758 3532) son of Late Tinkori Banerjee an Indian national, by faith Hindu by
 occupation professional presently residing at No. 6, Satish Mukherjee Road, Kolkata



Ashis Kumar Banerjee

v.c
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11/5/22
11/5/22

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

NAME _____
ADDRESS _____
31 MAR 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
283, N. S. Fly Road, Kol-1

31 MAR 2022

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For Swastic Projects Pvt. Ltd.



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Director



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Ashis Kumar Banerjee



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Alipore, South 24 Parganas

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Baruipur, Kolkata-147*

700 026 PO Kalighat, PS Tollygunge hereinafter referred to as the **OWNER** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assign/s) 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, PO Ballygunge PS Gariahat, and is herein represented by one of its director **Mr. Vivek Ruia** (PAN ACPPR8539Q & Aadhaar No. 8909 9470 4246) son of Late Sheo Kumar Ruia an Indian National, by faith Hindu and by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat PO Ballygunge hereinafter called the **DEVELOPER** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include its successors, successors – in – interest, nominee/s, transferor/s and/or assign/s) of the **OTHER PART**:

WHEREAS:

- A. Kulabala Debi was seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 01 cottah 12 chittacks and 21 sq. ft. be the same a 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. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- B. The said Kulabala Debi during her lifetime made and published her last will and testament dated 03rd August 1965 whereby and wherein the said Kulabala Debi after her death gave and bequeathed apart from others **ALL THAT** the said

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Premises unto and in favour of her 05 grandsons namely Rama Shankar Banerjee, Shyama Shankar Banerjee, Gouri Shankar Banerjee, Girija Shankar Banerjee and Ashish Kumar Banerjee subject however to the life interest of residence of her son namely Tinkori Bandhopadhyay and the wife of the said Tinkori Bandhopadhyay namely Santi Lata Banerjee.

- C. The said Kulabala Debi died testate on 25th January 1972.
- D. The Executors to the last will and testament applied for grant of probate in respect of the last will and testament dated 03rd August 1965 of the said Kulabala Debi before the Ld. District Delegate at Alipore in Act 39 Case No. 45 of 1973.
- E. By a Bengali Kobala dated 16th November 1973 and registered with the District Sub Registrar, Alipore in book No. I, volume No. _____ in pages _____ to _____ being No. 5871 of 1973 the said Girija Shankar Banerjee sold transferred and conveyed and/or assigned all his benefits into or upon the said Premises in favour of his four brothers namely Rama Shankar Banerjee, Shyama Shankar Banerjee, Gouri Shankar Banerjee, and Ashish Kumar Banerjee accruing to him by virtue of the said last will and testament dated 03rd August 1965 of the said Kulabala Debi absolute and forever in the manner and for the consideration as contained and recorded therein.
- F. The probate in respect of the said last will and testament dated 03rd August 1965 of the said Kulabala Debi was granted by the District Delegate Sub Ordinate Judge, 1st Court Alipore on 06th February 1986.
- G. The said Rama Shankar Banerjee, Shyama Shankar Banerjee, Gouri Shankar Banerjee, and Ashish Kumar Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises subject to the life interest of residence of the said Tinkori

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Bandhopadhyay and the wife of the said Tinkori Bandhopadhyay namely Santi Lata Banerjee.

- H. The said Santi Lata Banerjee died on 23rd January 1981 and the said Tinkori Bandhopadhyay died on 24th September 2003 as such their respective life interest of residence at the said Premises in accordance with the said last will and testament dated 03rd August 1965 of the said Kulabala Debi came to an end.
- I. The said Rama Shankar Banerjee a Hindu governed by the Dayabhaga School of Law died intestate on 01st January 2013 leaving behind him surviving his wife namely Rama Banerjee, one son namely Satyajit Banerjee and one daughter namely Arundhuti Bhattacharya as his only surviving legal heirs and/or representatives.
- J. The said Rama Banerjee a Hindu governed by the Dayabhaga School of Law died intestate on 18th October 2015 leaving behind her surviving her one son namely Satyajit Banerjee and one daughter namely Arundhuti Bhattacharya as her only surviving legal heirs and/or representatives.
- K. By the deed of conveyance dated 10th March 2022 and registered with the District Sub – Registrar – IV, Alipore, South 24 Parganas in Book No. I, volume No. 1604-2022 being No. 160402808 of 2022 the said Satyajit Banerjee and Arundhuti Bhattacharya sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided one – fourth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recoded therein.
- L. By the deed of conveyance dated 13th April 2022 and registered with the District Sub – Registrar – V, Alipore, South 24 Parganas in Book No. I, volume No. 1630-2022 being No. 163002442 for the year 2022 the said Gouri Sankar Banerjee

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sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided one – fourth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recoded therein.

- M. One car parking space inside the said Premises is presently under the tenancy of one person namely Debasish Dasgupta (hereinafter referred to as the said **TENANT**).
- N. It has been agreed by and between the parties hereto that the said Premises shall be amalgamated with the adjoining municipal premises No. 8, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge.
- O. The said Premises and the said municipal premises No. 8, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge is hereinafter for the sake of brevity jointly referred to as the said **PROPERTY**.

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 Property in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Property.
- 1A.3 **OWNER** shall mean and include the Owner above named and shall include his heirs, executors, administrators, legal representatives and assigns;



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- 1A.4 **CO – OWNERS** shall mean and include the remaining owners of the municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge and also all the owners of the municipal premises No. 8, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge.
- 1A.5 **JOINT OWNERS** shall mean and include collectively the said Owner and the said Co Owners.
- 1A.6 **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.7 **COMMON FACILITIES/PORCTIONS** shall include paths, passages, stairways, elevator, water courses, drains, sewers, ultimate roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.8 **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.9 **CARPET AREA** shall mean the space in the said New Building available for the exclusive and independent use and occupation of the Owners or the Developer exclusively, over and above the space demarcated for common facilities and services in the New Building
- 1A.10 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 01 (one) cottah 12 (twelve) chittacks and 21 (twenty one) sq. ft. be the same a little more or less and lying situate at and/or being municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

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- 1A.11 **PROPERTY** shall mean and include the merged and amalgamated land comprising the said Premises and the contiguous premises No. 8, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge.
- 1A.12 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building on the said Property with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.13 **OWNER'S ALLOCATION** shall mean and include the one flat containing by ad-measurement an area of about 750 (seven hundred and fifty) sq. ft. built up on the front side of the first floor of the said New Building 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.14 **DEVELOPER'S ALLOCATION** (including Co – Owner's Allocation) shall mean and include the all remaining flat/unit/spaces in the said New Building an all floors together with ,the entire ground floor including shops and car parking spaces together with entire open to sky parking spaces in the said Premises 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 – II** of the **SECOND SCHEDULE** hereunder written.
- 1A.15 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, epidemic, accumulation of rain water or any unforeseen weather condition,

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lockdown, 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 Owner.

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

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

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

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

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

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

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






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- 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





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ARTICLE –II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this Agreement the Owner has assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this Agreement completely based upon the representations made by the Owner:
- a) The Owner along with Shyama Shankar Banerjee and Swastic Projects (P) Ltd. is 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, charges, liens, lispendens, attachments, trusts, mortgages, suits, cases, trespass, occupiers, claims, pledge, third party agreement/advance whatsoever and/or howsoever;
 - c) No suits or legal proceedings or prohibitory orders are pending and/or subsisting in respect of the title of the Owner and/or anything relating to and/or in respect of the undivided share of the Owner into or upon the said Premises and every part thereof;
 - d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations;
 - e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises;
 - f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof;
 - g) Save and except the said Tenants as mentioned herein, there is no other occupier/ trespasser and/or tenant at the said Premises and the remaining of the building at the said Premises is in vacant peaceful and khas possession of the Owner and the said co- owners of the said Premises.

Shyama Shankar Banerjee

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- h) The freehold interest and/or ownership interest of the Owner into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner by way of security or additional security and/or otherwise in favour of any Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owner for any purpose whatsoever or howsoever and the original title deeds in respect of the said Premises is in the custody of the Owner himself;
- i) The Owner has not entered into any agreement for sale and/or transfer in respect of the said Premises nor have any valid and/or subsisting agreement for development in respect of the said Premises or any part thereof;
- j) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owner and in respect of any outstanding rates taxes and outgoing the Owner shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses upto the date of delivery of possession of the said Premises;
- k) The Owner does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- l) The Owner is competent to enter into this Agreement and to carry out his obligations, as mentioned herein;
- m) The Owner is resident Indian national and has ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act;
- n) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owner has not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

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ARTICLE-III-PERMISSION TO CONSTRUCT

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

ARTICLE-IV-PLANS & OTHERS

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

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such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the said New Building on the said Property.

4.5 The Developer shall submit in the name of the Owner and all the said Co – 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 said New Building shall also be borne and paid by the Developer exclusively and the Owner shall not be required to contribute any amount in this regard.

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

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

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

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

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ARTICLE – VI – TENANT

- 6.1 The said Tenant shall be settled and got vacated by the Developer at its own costs and account.
- 6.2 In the event of any amount is required to be paid and/or borne for vacating any or all of the said Tenants the same shall be to the account of the Developer exclusively and should any area be required to be provided the same shall be provided out of the Developer's Allocation exclusively.
- 6.3 As and when the said Tenant vacates the said Premises, the possession thereof shall be delivered to the Developer who shall hold and possess the same until demolition of the existing building at the said Premises in terms hereof.

ARTICLE- VII-SPACE ALLOCATION & PAYMENT

- 7.1 The Owner's 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.
- 7.2 Both the Owner and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the other party shall be required.
- 7.3 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over the above the initial sanction and/or proposal on any ground whatsoever the same shall belong exclusively to the Developer and the Owner shall have no right and/or claim thereupon. The Developer shall be entitled to connect such additional floor/s with lift, water, electrical, sanitary, sewerage and other connection and installations of the said New Building. 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

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and completion in terms hereof shall stand extended by 06 (six) months over and above the time period as mentioned hereinafter.

7.4 In consideration of the Owner having granted the exclusive right of development of the said Premises as herein contained the Developer has further agreed to make payment of an additional composite amount of Rs.5,00,000/= (Rupees Five Lakhs) only as and by way of non-refundable consideration amount to the Owner for the proportionate share of the land of the said premises (hereinafter referred to as the said **CONSIDERATION AMOUNT**).

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

7.6 Out of the balance of the said Consideration Amount an amount of Rs.2,00,000/= (Rupees Two Lakhs) only shall be paid by the Developer to the Owners after sanction of the Plan.

7.7 The balance of the said Consideration Amount being the amount of Rs.2,50,000/= (Rupees Two Lakhs and Fifty Thousand) only shall be paid by the Developer to the Owner upon the Developer receiving the possession of the entirety of the said Premises from the Owner.

ARTICLE-VIII- DELIVERY OF POSSESSION

8.1 The Owner shall upon receipt of notice in writing from Developer after sanction of the plan by the Kolkata Municipal Corporation vacate the said Premises and deliver the vacant peaceful and khas possession of portions of the said Premises that are in the possession of the Owner to the Developer within 15 days from the date of receipt of such notice.

8.2 Upon receipt of the possession of the entirety of the said Premises the Developer shall be entitled to demolish the existing building and structures standing thereon

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and all proceeds thereof shall belong exclusively to the Developer and the Owner shall have no claim and/or right thereupon.

8.3 The Developer shall be liable for and agrees to make payment of the consolidated cost of transit alternate accommodation including loading and unloading expenses @Rs.15,000/= (Rupees Fifteen Thousand) only per month by account payee cheque to the Owner during the period of construction of the said New Building or the Developer shall arrange similar accommodation in nearer locality with similar existing facilities.

8.4 The Owner's Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the 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 and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owner's Allocation.

8.5 The Developer hereby agrees to complete the construction of the building within 36 months from the date of receipt of vacant and khas possession of the said Property in its entirety or sanction of the building plan by the Kolkata Municipal Corporation (whichever event shall happen later shall be the basis) (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owner's Allocation. Time is the essence of this contract.

8.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owner's Allocation is delivered and/or caused to be delivered upon completion of the same as aforesaid. However, it shall not deter the Developer from making

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delivery of possession of the Developer's Allocation to its prospective buyers if the Owner fail and/or neglect to take possession of the Owner's Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).

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

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

ARTICLE -IX- ARCHITECTS, ENGINEERS, ETC.

9.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint the 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 said New Building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final conclusive and binding on the parties.

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

ARTICLE-X-INDEMNITY

10.1 The Owner shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the

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11 MAY 2022

Owner and shall always keep the Developer indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises.

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

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

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

ARTICLE-XI-TAXES MAINTENANCE ETC

11.1 The Developer shall pay all rates & taxes on and from the date of commencement of the construction of the said New Building and prior to that the Owner shall be responsible for due discharge of 25% of the rates and taxes in respect of the said Premises.

11.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the Owner shall be deemed to have taken possession of the Owner's Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether

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[Signature]



Office of the Dist Sub-Registrar-IV
Registrar U/S 7 (2) of
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actual physical possession of the Owner's Allocation is taken or not by the Owner.

11.3 The Owner and the Developer shall from the Date of Possession of the Owner's Allocation maintain their respective portions at their own costs in a good and tenable 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.

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

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

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

ARTICLE-XII-OBLIGATION OF THE OWNER

12.1 The Owner shall be liable for payment of all amounts towards GST, and/or any other taxes, levies, outgoing whatsoever that may be imposed by any authority

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and/or government, Central, State, Local in respect of the Owner's Allocation only.

12.2 The Owner shall grant a Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorising the Developer to represent the Owner before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till the completion of the project.

12.3 The Owner shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the building.

12.4 The Owner shall grant a registered power of attorney in favour of the Developer so as to enable its authorized signatories to sign execute and register all deeds of conveyances in respect of the Developer's Allocation only, in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.

ARTICLE-XIII- MUTUAL OBLIGATION

13.1 The Owner and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Premises.

13.2 The Owner 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.

Handwritten signature in blue ink, likely of the Owner.

Handwritten signature in black ink, likely of the Developer.



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

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

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

ARTICLE-XIV-BREACH AND CONSEQUENCES

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

ARTICLE - XV – JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 01 (one) cottah 12 (twelve) chittacks and 21 (twenty one) sq. ft. be the same a little more or less together with the three storied building measuring about 400 sq. ft. on each floor i.e. 1200 sq. ft.) standing thereon and lying situate at and/or being municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge

Alipore

[Handwritten signature]



District Sub-Registrar-IV
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and having assessee No. 110842000117 in ward No. 84 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 4/1, Satish Mukherjee Road

ON THE EAST: By KMC Road;

ON THE WEST: By municipal premises No. 8, Satish Mukherjee Road;

ON THE SOUTH: By municipal premises No. 10, Satish Mukherjee 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 OWNER’S ALLOCATION

1. The one flat containing by – admeasurement an area of about 750 (seven hundred and fifty) sq. ft. built up area on the front side of the first floor of the said New Building;
2. Undivided proportionate share in the land comprised in the said Premises;
3. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

The flat as abovementioned is also shown on the map or plan annexed hereto and is delineated within **RED** borders thereon.

PART – II DEVELOPER’S ALLOCATION (including Co – Owner’s Allocation)

1. The all-remaining flats/units/spaces/ shops/offices on all floors of the said New Building;
2. The entire ground floor of the said New Building and the said Premises;
3. Undivided proportionate share in the land comprised in the said Premises;



Satish Mukherjee



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4. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

THE THIRD SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

Structure	:	Building designed on RCC frame and foundation.
Flooring	:	Marble flooring;
Kitchen	:	Flooring in marble/tiles with work top in green/white stone and regular colour ceramic tiles upto 2 feet with Stainless Steel sink;
Bathroom	:	Flooring in marble/tiles with wall dados with regular colour ceramic tile upto a height of 6 feet with CP fittings Havells/ EssEss with concealed Hot & Cold water C.I. Pipeline;
Sanitary Ware	:	Hindware;
Doors	:	Sal frame and flush doors;
Windows	:	Aluminum Frame & shutters with Glassed panel & grill;
Lift	:	05 passenger;
Electrical	:	Concealed Copper wiring provided from ground floor upto each unit with adequate points of modular switches of Havells make for Geyser, AC's, TV & other appliances;
Telephone Wiring	:	Concealed wiring provided from ground floor upto each unit;
Internal Walls	:	Plaster of Paris over cement plastering;
Exterior	:	Aesthetically designed front with cement based finish;
Others	:	Car wash; Personalised mailbox;






District Sub-Registrar-IV
Registrar U/S 7 (2) of
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Alipore, South 24 Parganas

17 MAY 2022

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

SIGNED SEALED AND DELIVERED

by the **OWNER** at Kolkata

in the presence of:

Ashis Kumar Banerjee

*1) Sisir Mondal
petua Mondalpara
Oruidaspara
Kallickpur
Baruipur
Kallikata-147*

*2) Pradeep Roy
Alipara Suburb
Kolkata-27*

Ashis Kumar Banerjee

Left
Right



SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

For Swastic Projects Pvt. Ltd.

॥५॥ *[Signature]*
Director

*1) Sisir Mondal
2) Pradeep Roy*

[Signature]

Left
Right



*Drafted by me
Dilip Kumar Goel
Advocate*



District Sub-Registrar-I
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11 MAY 2022

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

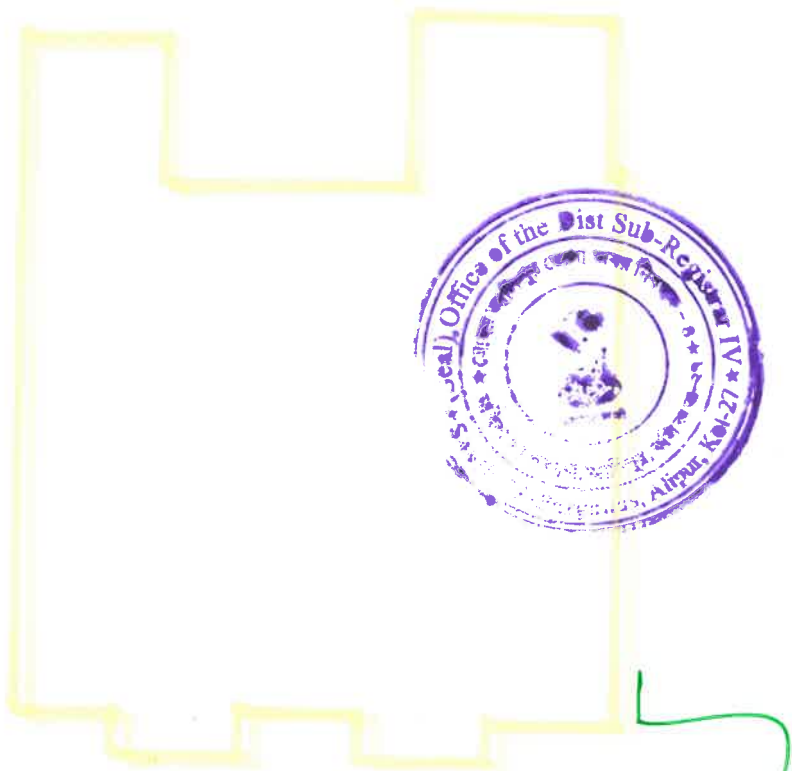
Date	Cheque No.	Drawn on	Amount Rs.	In favour of
10.05.2022	005116	Kotak Mahindra Bank	45,000/=	Ashis Kumar Banerjee
Income Tax deducted at source U/s. 194IC of the (Rupees Fifty Thousand) only			Income Tax Act <u>5,000/=</u> Rs. <u>50,000/=</u>	

WITNESSES:

1) *Ashis Mondal*
2) *Pradeep Ray*

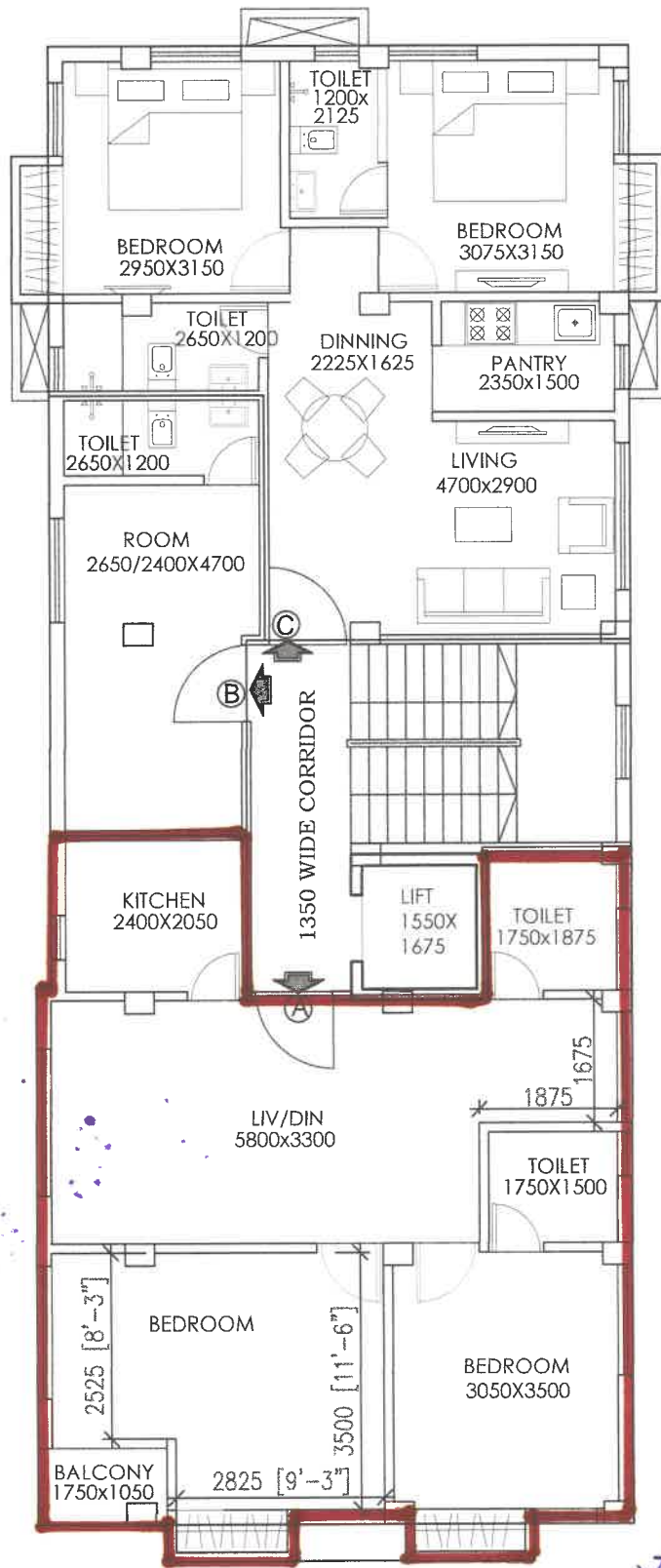
Ashis Kumar Banerjee

OWNER



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

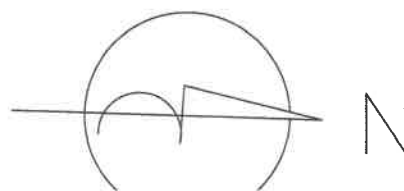
11 MAY 2022



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AshirKumar Banerjee

1ST FLOOR PLAN
6, SATISH MUKHERJEE ROAD, KOLKATA





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

11 MAY 2022



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 16042001351079/2022

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 Ashis Kumar Banerjee 6, Satish Mukherjee Road Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			<i>Ashis Kumar Banerjee</i> 11.05.2022
2	Mr Vivek Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [Swastic Projects Pvt Ltd]			<i>[Signature]</i> 11.05.2022
SI 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 Ashis Kumar Banerjee, Mr Vivek Ruia			<i>Sisir Mondal</i> 11.05.2022

(Anupam Halder)



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





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

GRN Details

GRN: 192022230022419188 **Payment Mode:** Online Payment (SBI Epay)
GRN Date: 09/05/2022 18:58:35 **Bank/Gateway:** SBIEpay Payment Gateway
BRN : 4512622164729 **BRN Date:** 09/05/2022 19:00:16
Gateway Ref ID: 202212901507792 **Method:** State Bank of India New PG
CC
Payment Status: Successful **Payment Ref. No:** 2001351079/2/2022
[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: 2001351079
Applicant's Name: Mr Uday Jalan
Identification No: 2001351079/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001351079/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2001351079/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	10492

IN WORDS: TEN THOUSAND FOUR HUNDRED NINETY TWO ONLY.



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

Query No / Year	2001351079/2022	Office where deed will be registered
Query Date	09/05/2022 5:27:44 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]	
Set Forth value	Market Value	
	Rs. 92,44,274/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)	
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: Satish Mukherjee Road, , Premises No: 6, , Ward No: 084, Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 12 Chatak 21 Sq Ft		88,06,874/-	Property is on Road
Grand Total :				2.9356Dec	0 /-	88,06,874 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	4,37,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1200 sq ft	0 /-	4,37,400 /-	



Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Ashis Kumar Banerjee Son of Late Tinkori Banerjee,6, Satish Mukherjee Road Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ACxxxxxx8K, Aadhaar No.: 91xxxxxxxx3532,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	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 PAN No. AAxxxxxx5E, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Vivek Ruia Son of Late Sheo Kumar Ruia21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx9Q , Aadhaar No.: 89xxxxxxxx4246	Swastic Projects Pvt Ltd (as Director)

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 Ashis Kumar Banerjee, Mr Vivek Ruia

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Banerjee	Swastic Projects Pvt Ltd-2.93563 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Banerjee	Swastic Projects Pvt Ltd-1200 Sq Ft

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 08-06-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 08-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADCS5305E



नाम /NAME

SWASTIC PROJECTS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

CB Das

आयकर आयुक्त, प.न.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF

*File NO. 6, Satish Mukherjee Rd. Kol-26
Development Agreement.*

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,

चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),

P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACPPR8539Q



नाम /NAME

VIVEK RUIA

पिता का नाम /FATHER'S NAME

SHEO KUMAR RUIA

जन्म तिथि /DATE OF BIRTH

21-05-1965

हस्ताक्षर /SIGNATURE

Vivek Ruia

K. Das

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF

File No. 6, Sahib Mukherjee Rd. Kol-28
Development Agreement

[Signature]



भारत सरकार

GOVERNMENT OF INDIA

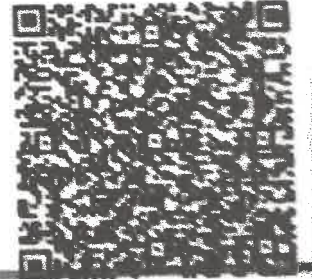


বিবেক রুইয়া

Vivek Ruia

জন্মতারিখ/ DOB: 21/05/1965

পুরুষ / MALE



8909 9470 4246

আধার - সাধারণ মানুষের অধিকার

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF

File No. 6, Sathya Mulheria Rd. Kol-28
Development Agreement



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

21/2, বালিগঞ্জ প্লেস,
বালিগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

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





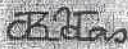

1947
1300 300 1947



help@uidai.gov.in www.uidai.gov.in

WWW

P.O. Box No. 1947,
Bengaluru-560 001

स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ACXPB7198K	
पिता का नाम	FATHER'S NAME	
TINKARI BANERJEE	ASHIS KUMAR BANERJEE	
जन्म तिथि	/DATE OF BIRTH	
10-08-1954		
हस्ताक्षर	/SIGNATURE	
		आयकर अधिकारी, प.स. - II
		COMMISSIONER OF INCOME-TAX, W.B. - II

Ashis Kumar Banerjee



ভারত সরকার

Government of India



অশীষ কুমার ব্যানার্জী
Ashis Kumar Banerjee
পিতা : তিনকোড়ী ব্যানার্জী
Father : TINKORI BANERJEE
জন্মতারিখ / DOB : 10/08/1954
পুরুষ / Male



9127 0758 3532

আমার আধার, আমার পরিচয়

Ashis Kumar Banerjee



আধার

ভারতীয় পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
৬, সতীশ মুখার্জী রোড,
কালিঘাট, কালিঘাট, কোলকাতা,
পশ্চিমবঙ্গ, 700026

Address:
6, SATISH MUKHERJEE ROAD,
KALIGHAT, Kalighat S.O,
Kalighat, Kolkata, West Bengal,
700026

9127 0758 3532



1947



help@uidai.gov.in



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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নির্বাচকের নাম : সিসির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 05/01/1984
Date of Birth

Sisir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মণ্ডল পাড়া ও রুইদাসপাড়া মল্লিকপুর বারুই পুর
দক্ষিণ 24 পরগণা 700147

Address:
Petua Mondal Para O Ruidaspara
Mallikpur Barui Pur South 24 Parganas
700147

Date: 12/08/2007
104-বারুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed

Deed No :	I-1604-04876/2022	Date of Registration	12/05/2022
Query No / Year	1604-2001351079/2022	Office where deed is registered	
Query Date	09/05/2022 5:27:44 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. 92,44,274/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (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: Satish Mukherjee Road, , Premises No: 6, , Ward No: 084 Pin Code : 700026

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	1 Katha 12 Chatak 21 Sq Ft		88,06,874/-	Property is on Road
Grand Total :				2.9356Dec	0 /-	88,06,874 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	4,37,400/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 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 : 400 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 : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
Total :		1200 sq ft	0 /-	4,37,400 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ashis Kumar Banerjee Son of Late Tinkori Banerjee 6, Satish Mukherjee Road Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 91xxxxxxx3532, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Vivek Ruia (Presentant) Son of Late Sheo Kumar Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9Q, Aadhaar No: 89xxxxxxx4246 Status Representative, Representative of : Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
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			
Identifier Of Mr Ashis Kumar Banerjee, Mr Vivek Ruia			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Banerjee	Swastic Projects Pvt Ltd-2.93563 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Banerjee	Swastic Projects Pvt Ltd-1200.00000000 Sq Ft

1. 2. 3.

4.

5.

6.

7.

On 10-05-2022

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 92,44,274/-



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

On 11-05-2022

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

Presented for registration at 17:40 hrs on 11-05-2022, at the Private residence by Mr Vivek Ruia ,.

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

Execution is admitted on 11/05/2022 by Mr Ashis Kumar Banerjee, Son of Late Tinkori Banerjee, 6, Satish Mukherjee Road Kolkata, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Professionals

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 11-05-2022 by Mr 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 12-05-2022

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 09/05/2022 7:00PM with Govt. Ref. No: 192022230022419188 on 09-05-2022, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 4512622164729 on 09-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 197086, Amount: Rs.50/-, Date of Purchase: 31/03/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2022 7:00PM with Govt. Ref. No: 192022230022419188 on 09-05-2022, Amount Rs: 9,971/-, Bank: SBI EPay (SBlePay), Ref. No. 4512622164729 on 09-05-2022, 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 163809 to 163846
being No 160404876 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.05.18 10:30:31 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/05/18 10:30:31 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

