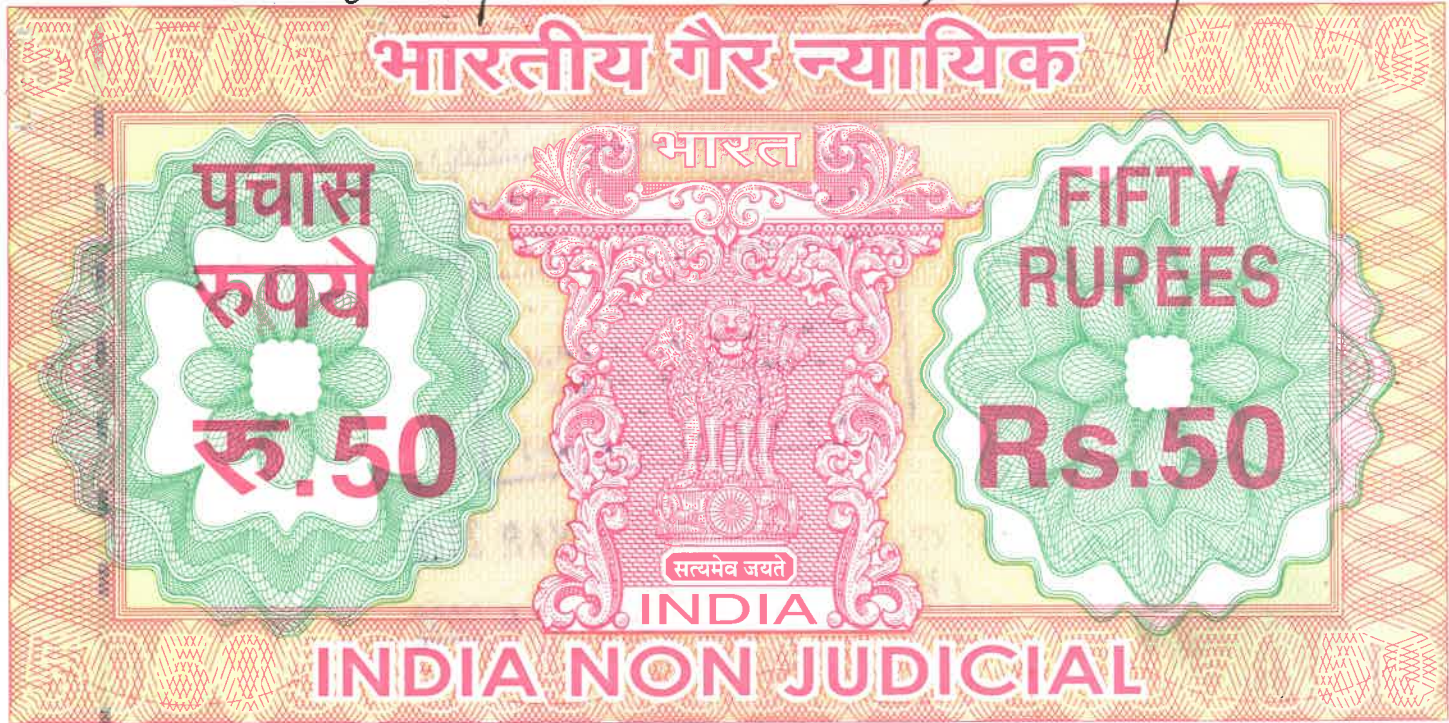


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Shyama Sankar Banerjee

**THIS AGREEMENT** is made this 25<sup>th</sup> day of April Two Thousand and Twenty Two  
**BETWEEN SHYAMA SANKER BANERJEE** (PAN AVWPB4643H Aadhaar No.  
4838 8569 7632) son of Late Tinkori Banerjee an Indian national, by faith Hindu by  
occupation retired person presently residing at No. 6, Satish Mukherjee Road,

Sr. S. Banerjee

Certified that the document is admitted to  
registration. The signature sheets and the  
endorsement sheets attached with  
document are the part of this document.

Registrar-V

NAME \_\_\_\_\_  
ADD. \_\_\_\_\_  
31 MAR 2022  
SUNJAY KUMAR BAID  
Advocate  
100, Old Post Office Street  
Kolkata-700 001  
C.C. Court  
2 & 3, K. S. Roy Road, Kolt-1

SUNJAY KUMAR BAID  
Advocate  
100, Old Post Office Street  
Kolkata-700 001

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V. C. T. #  
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31 MAR 2022

31 MAR 2022

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V. C. T. #  
1555

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
25 APR 2022

*Shyama Sankar Banerjee*

*Sisir Mondal  
S/o- Jadar Mondal  
Petua Mondal para o  
Ruidas para, Mallickpur  
Basuipur, Kolkata-147*

Kolkata 700 026 PO Kalighat PS Tollygunge hereinafter referred to as the **OWNER** of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E), a company within the meaning of the Companies Act, 2013 and presently having its registered office 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) 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** 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 03<sup>rd</sup> August 1965 whereby and wherein the said Kulabala Debi after her death gave and bequeathed apart from others **ALL THAT** the said 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.



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

- C. The said Kulabala Debi died testate on 25<sup>th</sup> 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 03<sup>rd</sup> 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 16<sup>th</sup> 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 03<sup>rd</sup> 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 03<sup>rd</sup> August 1965 of the said Kulabala Debi was granted by the District Delegate Sub Ordinate Judge, 1<sup>st</sup> Court Alipore on 06<sup>th</sup> 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 Bandhopadhyay and the wife of the said Tinkori Bandhopadhyay namely Santi Lata Banerjee.
- H. The said Santi Lata Banerjee died on 23<sup>rd</sup> January 1981 and the said Tinkori Bandhopadhyay died on 24<sup>th</sup> September 2003 as such their respective life







DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

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interest of residence at the said Premises in accordance with the said last will and testament dated 03<sup>rd</sup> 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 01<sup>st</sup> 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 18<sup>th</sup> 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 10<sup>th</sup> 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 13<sup>th</sup> 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 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.





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022



- 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;
- 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.





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

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- 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.
- 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.






DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

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- 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 400 sq. ft. built up on the rear side of the second 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, 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
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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022



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 4<sup>th</sup> day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.

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

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

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

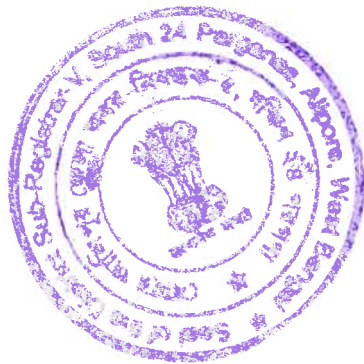
1B.2 Words denoting one gender include all other genders.

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

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

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





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

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

## **ARTICLE -II- REPRESENTATIONS & WARRANTIES**

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





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

OFFICE OF THE DISTRICT SUB REGISTRAR

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

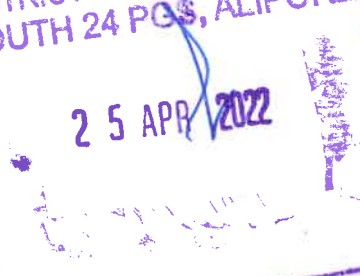
- a) The Owner along with Gouri Shankar Banerjee, Ashish Banerjee and Swastic Projects (P) Ltd. is seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners thereof with a marketable title in respect thereof;
- b) The said Premises is free of all 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.
- 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,

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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022





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.

### **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





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

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 cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Property however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project.
- 4.3 The Owner shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.
- 4.4 The Developer acting on behalf of and as the Attorney of the Owner shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the said New Building on the said Property.
- 4.5 The Developer shall submit in the name of the Owner 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





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

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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.

#### **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





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

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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**

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 The Developer shall be entitled to have the first floor of the said New Building to be sanctioned for any commercial usage and the Owner has got no objection to the same and hereby accords his consent and concurrence towards the same.

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





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

**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 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 for 02 rooms @Rs.15,000/= (Rupees Fifteen Thousand) only per month to the Owner during the period of construction of the said New Building until the said Date of Possession.
- 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,





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

the Developer shall be entitled to corresponding extension of time for delivery of the said Owner's Allocation.

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

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

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

#### ARTICLE -IX- ARCHITECTS, ENGINEERS, ETC.

9.1 For the purpose of development of the said 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.





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022



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 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, taxes and





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

outgoing in respect of the said Premises or 12.50% of the taxes in respect of the said Property.

11.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the Owner shall be deemed to have taken possession of the Owner's Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owner's Allocation is taken or not by the Owner.

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





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

*[Handwritten signature]*

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 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.





DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

**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.
- 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.





DISTRICT SUB-REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

7 5 APR 2022



**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 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 400 sq. ft. built up area on the rear side of the second 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 to belong to the Owner is also shown on the draft map or plan annexed hereto and is delineated within **RED** borders thereon. There can be some minor charges during the sanction of the sanctioned building plan.



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

*[Signature]*

**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;
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/Vitrified tile flooring within the price range of Rs.40/= per sq. ft.;
Kitchen	:	Flooring in marble/tiles with work top in black 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-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

*[Handwritten signature]*

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:

*Shyama Sankar Banerjee*

*1) Bibis Mondal  
Petua Mondal Para  
o Ruidas para  
Mallickpur,  
Kolkata-147*

*2) Pradeep Roy  
Alipore Police Court  
Kolkata*

*Shyama Sankar Banerjee*

Left

Right



**SIGNED SEALED AND DELIVERED**

by the **DEVELOPER** at Kolkata

in the presence of:

For Swastic Projects Pvt. Ltd.



*[Signature]*

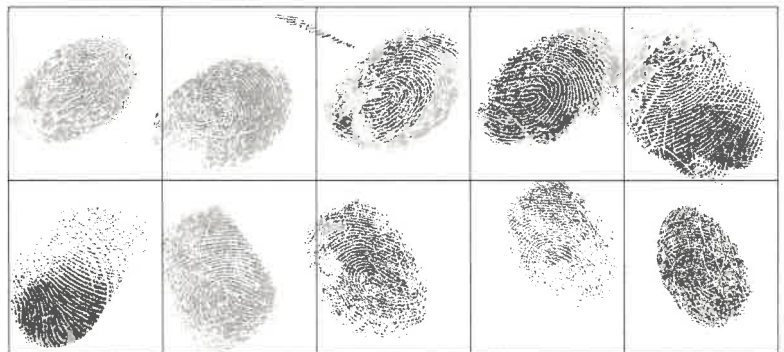
Director

*1) Bibis Mondal*

*2) Pradeep Roy*

Left

Right



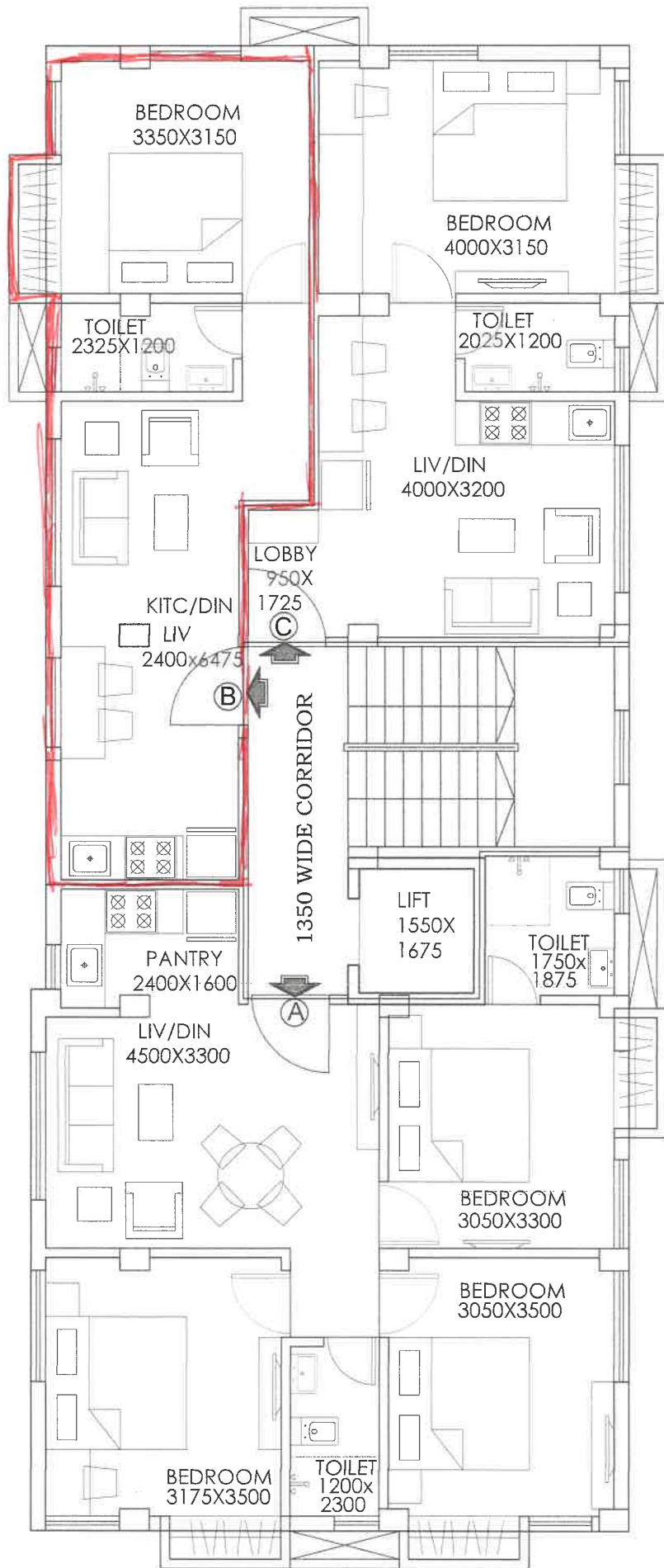
*Drafted by me  
Dilip Kumar Goel  
Director  
Alipore Court  
- 12/02/99*



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 APR 2022

*[Signature]*



*Shyama Sanjeev Banerjee*

For Swastic Projects Pvt. Ltd.

Director

# 2ND FLOOR



*[Handwritten signature]*

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
25 APR 2022





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

**GRN Details**

**GRN:** 192022230012508578      **Payment Mode:** Online Payment (SBI Epay)  
**GRN Date:** 21/04/2022 20:08:09      **Bank/Gateway:** SBIEpay Payment Gateway  
**BRN :** 8836837126236      **BRN Date:** 21/04/2022 20:09:38  
**Gateway Ref ID:** 202211174010704      **Method:** State Bank of India New PG CC  
**Payment Status:** Successful      **Payment Ref. No:** 2001215604/1/2022  
[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** Swastic projects private limited  
**Address:** 21/2 ballygunge place kolkata  
**Mobile:** 9831312333  
**Depositor Status:** Others  
**Query No:** 2001215604  
**Applicant's Name:** Mr Uday Jalan  
**Identification No:** 2001215604/1/2022  
**Remarks:** Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001215604/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2001215604/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>9991</b>

**IN WORDS: NINE THOUSAND NINE HUNDRED NINETY ONE ONLY.**



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AADCS5305E



नाम /NAME  
SWASTIC PROJECTS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION  
16-07-1993

*AK Das*

आयकर आयुक्त, प.ब. - XI

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

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

*Pre. No. 6, Satish Mukherjee Rd.  
Kol-26. for Development Agreement*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी रववायर,  
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.ब.-II

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

*[Signature]*

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Doc. No. 6. Sa. H. S. Mulherja Rd.

*Kol-26. for Development Agreement*

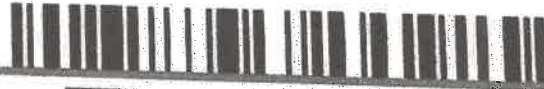




भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

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



1947  
800 300 1947



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

WWW

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

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Pic. No. 6, Satish Mulherjee Rd.  
Kol-26. for Development Agreement



सत्यमेव जयते

भारत सरकार

GOVERNMENT OF INDIA

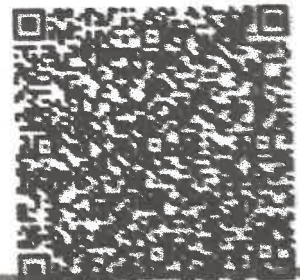


বিবেক রুইয়া

Vivek Ruia

জন্মতারিখ/ DOB: 21/05/1965

পুরুষ / MALE



8909 9470 4246

আধার - সাধারণ মানুষের অধিকার





आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

SHYAMA SANKER BANERJEE  
TINKORI BANERJEE

09/04/1937

Permanent Account Number  
AVWPB4643H

*Banerjee*



*Shyama Sanker Banerjee*





ভারত সরকার

Identification Authority of India  
Government of India

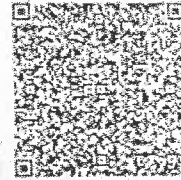
ভারতীয় পরিচয় আইডি / Enrollment No.: 1040/21041/00897

To  
শ্যামসঙ্কর ব্যানার্জী  
Shyamasanker Banerjee  
6 SATISH MUKHERJEE ROAD  
Kalighat  
Kalighat  
Circus Avenue Kolkata  
West Bengal 700026

67731299



MN677312995FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

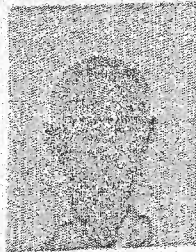
**4838 8569 7632**

আধার - সাধারণ মানুষের অধিকার

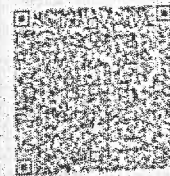


ভারত সরকার

Government of India



শ্যামসঙ্কর ব্যানার্জী  
Shyamasanker Banerjee  
পিতা : তিনকটী ব্যানার্জী  
Father : Tinkori Banerjee  
জন্মতারিখ / DOB : 09/04/1937  
পুরুষ / Male



**4838 8569 7632**

আধার - সাধারণ মানুষের অধিকার

*Shyama Sanker Banerjee*





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



নির্বাচকের নাম : শিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ  
Date of Birth : 05/01/1984

*Sisir Mondal.*

JTK3837937

ঠিকানা:  
পেটুয়া মণ্ডল পাড়া ও রুইদাসপাড়া মাল্লিকপুর 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 ক্ষেত্রের 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.












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16302001215604/2022

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 Shyama Sankar Banerjee 6, Satish Mukherjee Road Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			Shyama Sankar Banerjee 25/4/2022
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 ]			 25.02.2022
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 Shyama Sankar Banerjee, Mr Vivek Ruia			Sisir Mondal 25.04.2022

(Leena Mondal)

25/4/2022





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



## Major Information of the Deed

Deed No :	I-1630-02596/2022	Date of Registration	26/04/2022
Query No / Year	1630-2001215604/2022	Office where deed is registered	
Query Date	21/04/2022 7:19:29 PM	D.S.R. - V 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]	
Set Forth value		Market Value	
		Rs. 92,44,274/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 53/- (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
<b>Grand Total :</b>				<b>2.9356Dec</b>	<b>0 /-</b>	<b>88,06,874 /-</b>	

### 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>					
<b>Total :</b>		<b>1200 sq ft</b>	<b>0 /-</b>	<b>4,37,400 /-</b>	



**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Shyama Sankar Banerjee</b>            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: Retired Person, Citizen of: India, PAN No.:: AVxxxxx3H, Aadhaar No: 48xxxxxxxx7632, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022            , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2022            , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Swastic Projects Pvt Ltd</b>            21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal India, PIN:- 700019 , PAN No.:: AAxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Vivek Ruia (Presentant )</b>            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.:: ACxxxxx9Q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Sisir Mondal</b>            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 Shyama Sankar Banerjee, Mr Vivek Ruia			

**Transfer of property for L1**

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

**Transfer of property for S1**

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









Endorsement For Deed Number : I - 163002596 / 2022

**On 22-04-2022**

**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/-



**Leena Mondal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 25-04-2022**

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

Presented for registration at 19:20 hrs on 25-04-2022, at the Private residence by Mr Vivek Ruia ,.

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

Execution is admitted on 25/04/2022 by Mr Shyama Sankar 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 Retired Person

Identified 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 25-04-2022 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

Identified 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



**Leena Mondal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 26-04-2022**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/04/2022 8:09PM with Govt. Ref. No: 192022230012508578 on 21-04-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBLePay), Ref. No. 8836837126236 on 21-04-2022, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 9,970/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 197088, Amount: Rs.50/-, Date of Purchase: 31/03/2022, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2022 8:09PM with Govt. Ref. No: 192022230012508578 on 21-04-2022, Amount Rs: 9,970/-, Bank: SBI EPay ( SBlePay), Ref. No. 8836837126236 on 21-04-2022, Head of Account 0030-02-103-003-02



**Leena Mondal**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 112030 to 112070

being No 163002596 for the year 2022.



Digitally signed by LEENA MONDAL

Date: 2022.04.26 17:55:03 +05:30

Reason: Digital Signing of Deed.

(Leena Mondal) 2022/04/26 05:55:03 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

