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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 909282

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

09 FEB 2022

THIS AGREEMENT is made this 8 day of February Two Thousand and Twenty-

Two BETWEEN (i) PURABI ROY, (PAN ACZPR9611B & Aadhaar No. 5419 2299 8652)

wife of Late Kalyan Shankar Roy an Indian national, by faith Hindu, by occupation

Housewife presently residing at No. 47/C, Abdul Halim Lane, Kolkata 700 016 PO Park

*[Handwritten signature]*

86627

NAME: SURANJAN MUKHERJEE  
 ADD: 2 & 3, K. S. Road, Khet-1  
 11 JAN 2021  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Road, Khet-1

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

*[Signature]*  
 V. C. T. #  
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*[Signature]*

11 JAN 2021  
 11 JAN 2021

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 V. C. T. #  
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 V. C. T. #  
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 V. C. T. #  
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DISTRICT SUB REGISTRAR-V  
 SOUTH 24 PGS, ALIPORE  
 08 FEB 2022

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 V. C. T. #  
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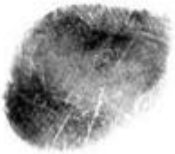
Street PS Taltala, (ii) **NAMITA MUKHERJEE**, (PAN BNMPM3243B & Voter Id No. WB/23/146/ 315296) wife of Late Prasanta Kumar Mukherjee an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 17, Palit Street, Kolkata 700 019 PO & PS Ballygunge, (iii) **APARAJITA MUKHERJEE**, (PAN AOWPM6613D & Aadhaar No. 8863 8053 9692) wife of Mr. Sanjay Goswami, an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 17, Palit Street, Kolkata 700 019 PO & PS Ballygunge (iv) **CHANDRA BHARATI MUKHERJEE**, (PAN ALZPM7362F & Aadhaar No. 7152 6034 8835) daughter of Late Bimal Kumar Mukherjee an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 2C, Panditiya Road, Flat No. B2, Kolkata 700 029 PO Sarat Bose Road and PS Gariahat, (v) **SANJUKTA GANGULI** (PAN ADQPG8392J & Aadhaar No. 7871 4111 7149) daughter of Late Hirendra Nath Ganguli an Indian national, by faith Hindu, by occupation retired presently residing at No. C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, Kolkata 700 107 PO & PS Anandapur and (vi) **ARINDAM GANGULI**, (PAN ACMPG4580B & Aadhaar No. 8626 4985 5345) son of Late Hirendra Nath Ganguli an Indian national, by faith Hindu, by occupation retired presently residing at No. 32/5, Blessings, 3<sup>rd</sup> floor, Hutchins Road, 3<sup>rd</sup> Cross, St. Thomas Town, Bengaluru 560 084 PO St. Thomas Town PS Bansawadi hereinafter collectively referred to as the **FIRST PARTY** of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat and is herein represented by **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Late Sheo Kumar Ruia an Indian national by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge hereinafter called the **SECOND PARTY** of the **SECOND PART AND ANIMESH SEN** alias **ANIMESH CHANDRA SEN** (PAN ALGPS4258P & Aadhaar No. 3412 5415 3643) son of Late Nikhilesh Chandra Sen an Indian national, by faith Hindu, by occupation Business presently residing at No. P-17B,





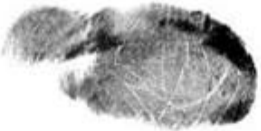
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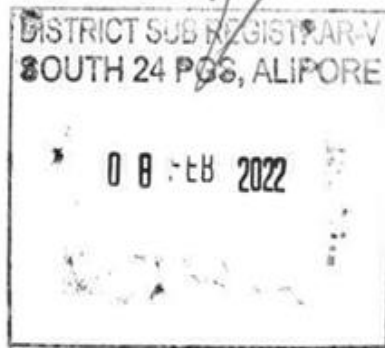
Arindam



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Namita Mukherjee



Sider Mondal  
8/0- Jadar Mondal  
Petar Mondal para  
Ruidar Mondal  
Bansipur, Kalkata-147.

Asutosh Chowdhury Avenue, 802 Mainak, Kolkata 700 019 PS Karaya PO Ballygunge  
hereinafter referred to as the said THIRD PARTY of the **THIRD PART**:

**WHEREAS:**

- A. By the Indenture dated 12<sup>th</sup> August 1941 and registered with the S. R. Sealdah in Book No. I, volume No. 46 in pages 01 to 10 being No. 1994 for the year 1941 Rajendra Nath Roy and Satyendra Nath Roy sold transferred and conveyed unto and in favour of Peary Mohan Mukherjee **ALL THAT** the piece or parcel of land physically ad-measuring 01 bigha, 19 cottahs 07 chittacks and 38 sq. ft. be the same little or more or less together with a two storied dwelling house thereon and all lying situate at and/or being municipal premises No. 42A, Hazra Road, then Calcutta now Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation (hereinafter referred to as the said **LAND**).
- B. The said Peary Mohan Mukherjee was during his lifetime governed by the Dayabhaga School of Hindu law died intestate on 13<sup>th</sup> April 1956 leaving behind him surviving his widow Radharani Devi, three sons namely Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee and Prasanta Kumar Mukherjee and six daughters namely Reba Ganguli, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy as his only surviving legal heirs and/or representatives, however in accordance with the law of succession as applicable at the time of demise of the said Late Peary Mohan Mukherjee only his three sons became the absolute owners of the said Land with rights of the said Radharani Devi.
- C. Pursuance to the promulgation of the Hindu Succession Act, 1956 the limited right of widow of the said Peary Mohan Mukherjee namely Radharani Devi became absolute right and the said Radharani Devi along with her three sons became the equal owners



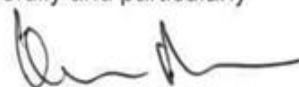


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of the said Land, each one of them having an undivided one – fourth part and/or share into or upon the said Land and every part thereof.

- D. The said Radharani Devi a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 18<sup>th</sup> December 1983 leaving behind her surviving her three sons namely Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee and Prasanta Kumar Mukherjee and six daughters namely Reba Ganguli, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy as her only surviving legal heirs and/or representatives,
- E. By an agreement dated 27<sup>th</sup> August 1986 the said Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Prasanta Kumar Mukherjee, Reba Ganguli, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy granted the exclusive right of development unto and in favour of Purbasa Nirman Udyog (P) Ltd. in respect of an area of about 12 cottahs be the same a little more or less out of the said Land and located on the northern part or portion thereof with the right of way of access from Hazra Road to the 12 cottahs land through the other portion of the said Land that is the eastern portion of the said Land in the manner and upon the terms and conditions as contained and recorded therein.
- F. Inasmuch as the said Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Prasanta Kumar Mukherjee, Reba Ganguli, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy thus continued to remain the absolute owners of the remaining of the said Land having an area of 27 cottahs 07 chittacks and 38 sq. ft. be the same little or more or less together with the kutcha structure thereon being the demarcated southern part or portion of the said Land and lying situate at the and/or being municipal premises No. 42A, Hazra Road, then Calcutta now Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly



mentioned and described in the **FIRST SCHEDULE** hereunder written subject to right of way of access from Hazra Road to the 12 cottahs land along the eastern portion but otherwise free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, occupiers whatsoever and/or howsoever.

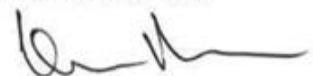
- G. The said Reba Ganguli a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 27<sup>th</sup> October 1987 leaving behind her surviving her husband namely Hirendra Nath Ganduli, one daughter namely Sanjukta Ganguli and one son namely Arindam Ganguli as her only surviving legal heirs.
- H. The said Bimal Kumar Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 16<sup>th</sup> November 1989 leaving behind him surviving his wife Tanima Mukherjee and daughter namely Chandra Bharti Mukherjee as his only surviving legal heiresses.
- I. The said Hirendra Nath Ganguli a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 21<sup>st</sup> September 1992 leaving behind him surviving his one daughter namely Sanjukta Ganguli and one son namely Arindam Ganguli as his only surviving legal heirs.
- J. The said Nirmal Kumar Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law a bachelor died intestate on 20<sup>th</sup> October 1993 leaving behind him surviving his living brothers and sisters namely Prasanta Kumar Mukherjee, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy as his only surviving legal heirs and/or representatives in accordance with the Section 8 (b) and Section 9 of the Hindu Succession Act, 1956.
- K. The said Prasanta Kumar Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 17<sup>th</sup> January 2005 leaving behind him surviving his widow





Namita Mukherjee and one daughter Aparajita Mukherjee as his only surviving legal heiresses and/or representatives.

- L. The said Mukul Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law a spinster died intestate on 27<sup>th</sup> November 2012.
- M. By an agreement dated 13<sup>th</sup> August 2014 the said Tanim Mukherjee, Chandra Bharati Mukherjee, Namita Mukherjee, Aparajita Mukherjee, Mira Mukherjee, Kasturi Mukherjee, Karabi Mukherjee, Purabi Roy, Sanjukta Ganguli and Arindam Ganguli granted the exclusive right of development of the said Premises unto and in favour of the Third Party herein for the consideration and upon the terms and conditions as contained and recorded therein.
- N. The said Kasturi Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law also a spinster died intestate on 18<sup>th</sup> June 2016.
- O. The said Mira Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law also a spinster died intestate on 19<sup>th</sup> March 2017.
- P. The said Karabi Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law also a spinster died intestate on 27<sup>th</sup> April 2018.
- Q. The said Tanim Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 05<sup>th</sup> January 2020 leaving behind her surviving her only daughter namely Chandra Bharati Mukherjee as her only surviving legal heiress and/or representative.
- R. Thus, in accordance with the incidents as hereinabove recited the First Party herein became the owners of the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, mortgage, hypothecation, guarantee, pledge, pawn, tenancies, trespass, occupier whatsoever and/or howsoever **BUT**



**SUBJECT HOWEVER** to the agreement dated 13<sup>th</sup> August 2014 with the Third Party herein.

- S. The Third Party had caused to have the map or plan bearing No. 2017080045 dated 23<sup>rd</sup> August 2017 sanctioned for construction erection and completion of a Ground plus Eighteen storied building at the said Premises so as to comprise 36 flats and space for parking 36 cars.
- T. The Third Party also made preliminary preparations for construction, but due to varied issues not much could be done and the past 02 years has been particularly harsh on the real estate industry due to pandemic, therefore the Third Party has involved the Second Party for the development of the said Premises and proceeding with the development.
- U. The First Party have agreed to appoint the Second Party along with the Third Party to develop the said Premises on the terms and conditions as contained and recorded herein.

**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, the following words shall have following meanings):

- 1A.1 **ARCHITECT** shall mean and include **MR. ANJAN UKIL** of No. P-523, Raja Basanta Roy Road, Kolkata 700 029 or such person or firm who may be appointed as architects of the said New Building by the Developer.
- 1A.2 **CAR PARKING SPACE** shall mean and include the spaces on the ground floor, both covered and open to sky including multilevel mechanisms, in the said New Building



and the said Premises that shall be used only and exclusively for parking of mechanically propelled motor cars/vehicles.

- 1A.3 **COMMON AREAS AND FACILITIES** shall include paths passages, stairways and other spaces and facilities whatsoever expressly specified by the Second Party upon completion of the said New Building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.4 **FIRST PARTY** shall mean and include the said (i) **PURABI ROY**, (ii) **NAMITA MUKHERJEE**, (iii) **APARAJITA MUKHERJEE**, (iv) **CHANDRA BHARATI MUKHERJEE**, (v) **SANJUKTA GANGULI** and (vi) **ARINDAM GANGULI** and their respective heirs, executors, administrators, legal representatives and assigns;
- 1A.5 **THIRD PARTY** shall mean and include the said **ANIMESH SEN** and his heirs, executors, administrators, legal representatives and assigns;
- 1A.6 **SECOND PARTY** shall mean and include the said **SWASTIC PROJECTS PRIVATE LIMITED** and its successor or successors – in – interest, transferors, nominee/s and/or assigns;
- 1A.1 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services as per sanctioned plan.
- 1A.7 **PREMISES** shall mean and include the demarcated part or portion of the municipal Premises No. **42A, Hazra Road, Kolkata 700 019**, PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation and containing by ad-measurement an area of about **27 cottahs 07 chittacks and 38 Sq. ft.** be the same a little more or less together with the kutcha structure standing on part thereof (morefully and particularly described in the **FIRST SCHEDULE** hereunder written).
- 1A.8 **PLAN** shall mean the map or plan bearing No. 2017080045 dated 23<sup>rd</sup> August 2017 valid upto 22<sup>nd</sup> August 2022 for construction of the said New Building on the said



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

- 1A.9 **NEW BUILDING** shall mean the proposed multi-storied building to be constructed at the said Premises in accordance with the Plan/Plans already sanctioned by the Kolkata Municipal Corporation and includes revised and/or any amendments made thereto and includes all working drawings prepared by the architect and/or through the architect.
- 1A.10 **FIRST PARTY'S ALLOCATION** shall mean and include 14 flats out of the total 36 flats of the said New Building together with 14 Nos. car parks on the ground floor of the said New Building/said Premises either covered or open to sky 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 within 42 months.
- 1A.11 **SECOND PARTY'S & THIRD PARTY'S ALLOCATION** shall mean and include 22 flats out of the total 36 flats of the said New Building together with all remaining car parks on the ground floor of the said New Building/said Premises both covered and open to sky (after providing the 14 car parks to the First Party as aforementioned) 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.12 **COMPLETION/OCCUPANCY CERTIFICATE** shall mean the completion certificate or such other certificate by whatever name called, issued by the competent authority permitting occupation of any building as provided under local laws, which has provisions for civic infrastructure such as water, sanitation and electricity;



- 1A.13 **SPECIFICATION** shall mean the specification for construction and completion of the said New Building and its brief details are mentioned in the **THIRD SCHEDULE** hereunder written.
- 1A.14 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockdown, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared resulting in 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 First Party. However, intimation is to be sent to the First Party.
- 1A.15 **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 multi-storied buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act.

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


- 1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B.2 Words denoting one gender include all other genders.
- 1B.3 Words denoting singular include the plural and vice versa.
- 1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs personal representatives successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.



- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, 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
- 1B.15 The term "including" shall mean "including without limitation"

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

- 2.1 At or before the execution of this agreement the First Party and the Third Party have assured and represented to the Second Party as follows which has been relied upon fully by the Second Party and believing the same to be true and is acting on full faith thereof:



- a) The First Party are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute First Party thereof with a marketable title in respect thereof;
- b) The said Premises is free of all encumbrances, liens, lispensens, attachments, trusts, mortgages, tenancies, occupiers, trespass whatsoever and/or howsoever;
- c) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the title of the First Party 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) The freehold interest and/or ownership interest of the First Party into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the First Party 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 First Party for any purpose whatsoever or howsoever and all original title deeds in respect of the said Premises are in the custody of the First Party herself;
- h) The First Party have not entered into any agreement for sale and/or transfer in respect of the said Premises or any part thereof;
- i) 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 First Party and in respect of any outstanding rates taxes and outgoing the First Party shall keep the Second Party indemnified against all actions suits proceedings and costs charges and expenses upto the date of delivery of possession of the said Premises;



- j) The First Party do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- k) The First Party are competent to enter into this agreement and to carry out their respective obligations, as mentioned herein;
- l) The First Party are all resident Indian nationals and all have ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act;
- m) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the First Party have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Second Party and as mentioned herein.

#### **ARTICLE-IV-PERMISSION TO CONSTRUCT**

That in pursuance of these presents and subject to the mutual obligations as is hereinafter stated between the parties hereto the First Party with the consent and concurrence of the Third Party do hereby appoint the Second Party as the exclusive developer/ promoter for undertaking the development of the said Premises and confer upon the Second Party the said development rights.

#### **ARTICLE-V-PLANS & OTHERS**

- 5.1 The Second Party shall in consultation with the Third Party at its own costs cause the sanctioned plan to be revised and/or amended by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Premises.
- 5.2 The First Party 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 in respect of the said Premises and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.
- 5.3 The Second Party acting on behalf of and as the Attorney of the First Party 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 Premises expeditiously and without delay.


5.4 The Second Party shall submit in the name of the First Party 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 said New Building by the Architect shall be borne and paid by the Second Party. All other material, costs and charges and expenses related to construction of the said New Building shall also be borne and paid by the Second Party exclusively and the First Party and the Third Party shall not be required to contribute any amount in this regard.

5.5 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 Second Party deciding to change the specifications the Second Party 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.

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

#### **ARTICLE-VI-COST OF CONSTRUCTION**

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



**ARTICLE- VII-SPACE ALLOCATION**

7.1 The First Party' Allocation is detailed out in **PART – I** of the **SECOND SCHEDULE** hereunder written, the Second Party's & Third Party's Allocation is detailed out in **PART – II** of the **SECOND SCHEDULE** hereunder written.

7.2 All the parties hereto, i.e. the First Party, the Third Party and the Second Party 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 First Party's Allocation as mentioned herein is final conclusive and binding on the First Party.

7.4 The First Party are being paid certain interest free refundable monthly amount (hereinafter referred to as the said (**REFUNDABLE MONTHLY AMOUNT**) as follows: -


	Rs.
i) Chandra Bharati Mukherjee	30,000/=
ii) Aparajita Mukherjee	50,000/=

7.5 The Second Party shall during the period of construction until completion of the said New Building, continue to pay the said Refundable Monthly Amount as hereinbefore mentioned and upon completion of the said New Building, the First Party shall refund the said Refundable Monthly Amount to the Second Party on possession of their respective allocations' in the said New Building,

7.6 In the event of any additional floor being got sanctioned from the Kolkata Municipal Corporation the same shall be shared equally between the First Party of one share and the Second Party and Third Party of the other share.

**ARTICLE-VIII- DELIVERY OF POSSESSION**

8.1 The First Party and the Third Party have at or before the execution of this agreement delivered the vacant peaceful and khas possession of the entirety of the said Premises



to the Second Party, which shall be held and possessed by the Second Party in terms hereof.

8.2 The Second Party shall continue to make payment of the costs of transit alternate accommodation of the First Party as provided by the Third Party at his costs and the details thereof are enumerated as below: -

- i) Namita Mukherjee & Aparajita Mukherjee as payable to Judicious Consultants (P) Ltd. as per the agreement amongst them;
- ii) Chandra Bharati Mukherjee as payable to Mrs. Chandrima Chatterjee as per the agreement amongst them;

8.3 It has also been agreed that during the construction period until the said Date of Possession as hereinafter mentioned any of the transit accommodation as hereinbefore stated is required to be relocated the Second Party shall arrange for such temporary transit accommodation within the half kilometre vicinity of the said Premises and all costs of shifting and re-shifting shall also be borne and paid by the Second Party. The Second Party shall keep with the First Party who have been provided transit accommodation as hereinbefore stated, 36 Nos. PDC covering the period of construction in terms hereof.

8.4 The Second Party will within one month from the date hereof at their own costs cause to remove all shrubbery, rubbish, etc. to make the ground ready for commencement of the construction work at the said Premises:

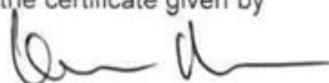
8.5 The First Party' Allocation will not be considered complete unless the Second Party has given notice to this effect to the Kolkata Municipal Corporation that the said New Building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said New Building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Second Party to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the First Party' Allocation. After the completion of the said New Building the Second Party shall issue notice to the First Party alongwith copy of the completion certificate issued by the Kolkata Municipal Corporation.



- 8.6 The Second Party hereby agrees to complete the construction of the said New Building within 42 months from the date of these presents in terms hereof (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Second Party 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 Second Party shall be entitled to corresponding extension of time for delivery of the said First Party' Allocation.
- 8.7 The Second Party agrees not to deliver or permit to be delivered the Second Party's Allocation until such time the notice in writing to take the possession of the First Party' Allocation to the First Party is delivered and/or caused to be delivered upon completion of the same as aforesaid. However, it shall not deter the Second Party from making delivery of possession of the Second Party's & Third Party's Allocation to their prospective buyers if the First Party fail and/or neglect to take possession of their respective Allocations within 30 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).
- 8.8 Immediately after the completion of the said New Building and issue of notice to take possession of the First Party' Allocation the First Party 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 Second Party in favour of the Second Party and/or the Third Party and also their prospective buyers as nominated by the Second Party in respect of the Second Party's & Third Party's Allocation at the cost of their nominee/s.
- 8.9 The First Party shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Second Party in respect of the Second Party's and Third Party's Allocation. No consent of the Third Party shall be necessary or be required in this regard.

**ARTICLE -IX- ARCHITECTS, ENGINEERS, ETC**

- 9.1 For the purpose of development of the said Premises the Second Party 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 new building and also specification for the purpose of construction and/or workmanship and completion of the said New Building shall be final conclusive and binding on the parties.

**ARTICLE-X-INDEMNITY**

- 10.1 The First Party and the Third Party shall be responsible respectively for due discharge of any liability occurring due to any act of omission and/or commission on the part of the First Party and the Third Party and shall always keep the Second Party 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 Second Party shall be fully responsible for any deviation or un-authorized construction or accident or mishap while making any construction and in no event the First Party shall incur any liability in respect thereof. The Second Party shall indemnify and keep indemnified the First Party against all losses liabilities costs or other - party claims actions or proceedings thus arising, including any compensation which may become payable out of consumer complaints filed by and prospective buyers and/or flat First Party.
- 10.3 The First Party do hereby as and by way of negative covenants undertake to the Second Party:
- a. Not to enter into any agreement for sale, lease, development or otherwise create any other - party interest in the said Premises, or any part thereof without the consent in writing of the Second Party, save and except the First Party' 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 First Party' Allocation in the said New Building as herein mentioned.



**ARTICLE-XI-TAXES MAINTENANCE ETC**

- 11.1 The Second Party shall pay all rates & taxes on and from the date of the First Party vacating the said Premises in its entirety and prior to that the First Party shall be responsible for due discharge of all rates, taxes and outgoing 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 First Party shall be deemed to have taken possession of the First Party' Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the First Party' Allocation is taken or not by the First Party.
- 11.3 The First Party, the Third Party and the Second Party shall from the Date of Possession of the First Party' Allocation maintain their respective Allocations at their own costs in a good and tenantable repair and shall not do or suffer to be done anything in or to the said Premises and/or common areas and passages of the said New Building which may be against law or which will cause obstruction or interference to the user of such common area.
- 11.4 After the said New Building is completed and the First Party' Allocation is delivered the Second Party, the First Party and the Third Party shall form an association of the owners/ occupants of the various flats in the said New Building with such rules and regulations as the Second Party shall think fit and proper and the First Party, the Third Party and the Second Party or their respective nominee/s shall be liable and agree 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 Second Party shall continue to remain responsible for the maintenance and rendition of the common services subject however to the First Party and the Third Party making payment of the maintenance charges in respect of their respective Allocations and unless the said maintenance charges are paid



by the First Party and the Third Party the First Party and the Third Party shall not be entitled and hereby agrees not to avail of any of the services.

11.6 The First Party and the Third Party shall be liable to pay charges for electricity in or relating to their respective Allocations wholly and proportionately relating to common parts after completion of the said New Building.

**ARTICLE-XII-OBLIGATIONS OF THE SECOND PARTY**

12.1 Construction and execution of the said New Building shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/ Central Government.

12.2 The Second Party shall be responsible for planning, designing development and construction of the said New Building with the help of professional bodies, contractors, etc.

12.3 The Second Party hereby agrees and covenants with the First Party not to violate or contravene any of the provisions of the laws and rules applicable to construction of the New Building.

**ARTICLE-XIII-OBLIGATION OF THE FIRST PARTY**

13.1 The First Party on possession 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 First Party's Allocation only. No amount is payable in respect of any material and/or labour that the Second Party shall incur for the construction of the said New Building and development of the said Premises.

13.2 The First Party shall grant a Power of Attorney in favour of the Second Party or its nominee to enable to proceed with the obtaining of licenses and any amendment to the said sanction plan respect of the said New Building to be constructed on the said Premises and authorising the Second Party to represent the First Party before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till the completion of the project.



- 13.3 The First Party 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 Second Party or its nominee title to the Second Party's Allocation in the said Premises and for completing the construction of the said New Building.
- 13.4 The First Party shall grant a registered power of attorney in favour of the Second Party and the Third Party so as to enable the Second Party and the Third Party to sign execute and register all deeds of conveyances in respect of the Second Party's & Third Party's Allocation in favour of the Second Party and/or their nominee/s in such part or parts as the Second Party may at its absolute discretion think fit and proper.

**ARTICLE-XIV- MUTUAL OBLIGATION**

- 14.1 It has been specifically agreed by and between the parties hereto that all costs, charges and expenses incurred till date towards development of the said Premises shall completely be to the account of the Third Party exclusively and neither the First Party nor the Second Party shall not be required to reimburse or contribute any amount in this regard and similarly all costs, charges and expenses to be incurred hereafter towards development of the said Premises shall completely be to the account of the Second Party exclusively and neither the First Party nor the Third Party shall not be required to reimburse or contribute any amount in this regard.
- 14.2 The First Party, the Third Party and the Second Party hereby agree and covenant with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said New Building at the said Premises.
- 14.3 The First Party, the Third Party and the Second Party hereby agree and covenant with each other not to do any act deed or thing whereby any 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.
- 14.4 The First Party, the Third Party and the Second Party hereby agree and covenant 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.





14.5 Respective parties shall apply for and obtain the necessary electricity meters in respect of their respective units/flats at their own respective costs, in the event of any cabling charges or for LT connection, switch gear, cables and allied installations is required to be borne, the same shall be borne by the parties hereto in proportion to their respective allocations in the said New Building.

14.6 The said agreement dated 13<sup>th</sup> August 2014 now stands superseded and all terms and obligations of the respective parties shall be in accordance with these presents.

#### **ARTICLE-XV-MISCELLANEOUS**

15.1 This agreement entered into by and between the parties hereto is on principal – to - principal basis.

15.2 The parties hereto agree that the mutual covenants and obligations contained herein shall be the essence of the contract.

15.3 Nothing contained herein shall be deemed to construe as a partnership between the parties in any manner nor shall the parties constitute an association of persons.

15.4 Failure or delay to enforce any rights under this agreement by any of the parties shall not tantamount to be waiver of any such rights.

15.5 This agreement constitutes the entire agreement between the parties and revokes all previous discussions, correspondences, understandings, writings and agreement between the parties and/or any two parties hereto and also supersedes the agreement dated 13<sup>th</sup> August 2014 between the First Party herein and the Third Party herein.

15.6 The name of the building shall be such as shall be decided mutually between the parties hereto.

#### **ARTICLE-XVI-FORCE MAJEURE**

16.1 If either Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the



event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to recommence its affected operations in order for it to perform its obligations. Neither of the parties shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

- 16.2 In the eventuality of Force Majeure circumstances, the time for compliance of the obligation shall stand extended by such period being the time of commencement of force majeure condition to the completion thereof and 15 (fifteen) days thereafter.

#### **ARTICLE-XVII-BREACH AND CONSEQUENCES**

- 17.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.
- 17.2 In the event of the construction of the said New Building not being completed within the period of 42 months, subject to Force Majeure, from the date of commencement of the construction in terms hereof then in that event the Second Party shall be entitled to a grace period of 06 months, subject to Force Majeure, for completion of the construction of the said New Building and should the Second Party still fail to complete the construction of the said New Building inspite of the grace period as hereinbefore stated then in that event the Second Party shall have to complete the construction of the said New Building within a further period of 06 months and during this period the Second Party shall be liable and agrees to make payment of predetermined penalty



and liquidated damages @Rs.1,00,000/= (Rupees One Lakh) only for each month of such delay, subject to Force Majeure to the First Party

**ARTICLE - XVIII – 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 admeasurement an area of about 27 cottahs 07 chittacks and 38 sq. ft. be the same a little more or less together with the kutcha structure measuring about 200 sq. ft. and lying situate at and/or being southern part or portion of municipal premises No. 42A, Hazra Road, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation Sub Registry Alipore and is butted and bounded in the manner as following: -

- |               |   |
|---------------|---|
| ON THE NORTH: | By remaining demarcated part or portion of 42A, Hazra Road;   |
| ON THE EAST:  | By municipal premises No. 42/1, Hazra Road;   |
| ON THE WEST:  | Partly by municipal premises No. 16, Pankaj Mullick Sarani (Ritchie Road), partly by 18, Pankaj Mullick Sarani (Ritchie Road) and partly by 41, Hazra Road; |
| ON THE SOUTH: | Partly by municipal premises No. 41, Hazra Road and partly by KMC Road named as Hazra Road;   |

**OR HOWSOEVER OTHERWISE** the same are is was or were heretofore-butted bounded called known numbered described or distinguished and also shown on the map or plan annexed hereto and delineated within **RED** borders thereon.



**THE SECOND SCHEDULE ABOVE REFERRED TO****(ALLOCATIONS)****PART – I FIRST PARTY' ALLOCATION**

1. 14 Nos. of flats out of the total 36 flats in the said New Building so as to comprise of:
  - i. The two flats comprising the entire first floor of the said New Building;
  - ii. The two flats comprising the entire second floor of the said New Building;
  - iii. The flat No. B on the south side of the third floor of the said New Building;
  - iv. The two flats comprising the entire fifth floor of the said New Building;
  - v. The two flats comprising the entire sixth floor of the said New Building;
  - vi. The two flats comprising the entire ninth floor of the said New Building;
  - vii. The flat No. B on the south side of the fourteenth floor of the said New Building;
  - viii. The two flats comprising the entire fifteenth floor of the said New Building;
2. 14 Nos. of the car parking areas on the ground floor of the said New Building/said Premises either covered or open to sky but in total aggregating to 14 Nos. of car parks;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

**PART – II THIRD PARTY'S & SECOND PARTY'S ALLOCATION**

1. 22 Nos. of flats out of the total 36 flats in the said New Building so as to comprise of:
  - i. The flat No. A on the north side of the third floor of the said New Building;
  - ii. The two flats comprising the entire fourth floor of the said New Building;
  - iii. The two flats comprising the entire seventh floor of the said New Building;
  - iv. The two flats comprising the entire eighth floor of the said New Building;
  - v. The two flats comprising the entire tenth floor of the said New Building;
  - vi. The two flats comprising the entire eleventh floor of the said New Building;
  - vii. The two flats comprising the entire twelfth floor of the said New Building;
  - viii. The two flats comprising the entire thirteenth floor of the said New Building;
  - ix. The flat No. A on the north side of the fourteenth floor of the said New Building;



- x. The two flats comprising the entire sixteenth floor of the said New Building;
  - xi. The two flats comprising the entire seventeenth floor of the said New Building;
  - xii. The two flats comprising the entire eighteenth floor of the said New Building;
2. 22 Nos. of the car parking areas on the ground floor of the said New Building/said Premises either covered or open to sky but in total aggregating to 22 Nos. of car parks;
  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)**

**(FIXTURES AND FITTINGS)**

**General Building**

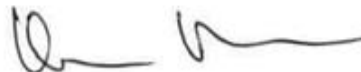
1. Floor : Vitrified tiles (Kajaria or similar make) both floor and skirting.
2. Wall : Plastered wall with white cement putty.
3. Door : Machine made polished teak veneered flush door shutter/hot pasted Prelaminated.
4. Lock & Fitting : Main Door Godrej make Tribolt  
Bedroom Door Godrej make Mortice Lock.
5. Window : Sliding Aluminium window with clear glass panes and guard bars.

**Kitchen**

1. 22" wide along two sides of the wall finished with granite 6" skirting and on the wall above counter will have 2'-0" tiles.
2. Stainless steel sink.
3. Floor: Antiskid tiles

**Toilet**

1. Concealed pipe line with fittings (Hindware)
2. Wash hand basin (White) 16" x 22"
3. EWC wall hung, low flow concealed cistern
4. Arrangement for Hot and Cold water



5. Floor – Antiskid tiles
6. Walls – Tiles up to door height with designer combinations.

**Electrical Fitting (Copper cable, Branded Fittings Havel or Similar)**

1. Living/Dining - 3 ceiling fan points  
5 wall mounted lights points  
3 power plug points (15 amp)  
6 light plug points (5 amp)  
1 ceiling light point  
1 telephone point  
1 TV cable point  
1 Internet point
2. Bed Room - 1 ceiling fan point  
2 Wall mounted light points  
4 light plug points (5 amp)  
2 power plug points (15 amp)  
1 TV cable point
3. Kitchen - 1 light point from ceiling  
1 wall mounted light point  
4 Power plug points (15 amp)  
2 light plug points

**Services**

4. Two Nos. (8 passenger) Thyssenkrupp/Otis high speed automatic elevators.
5. Municipal Water
6. Soundless genset system in fully acoustic enclosure for all common facilities including lift.



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 **FIRST PARTY** at Kolkata

in the presence of:

Himadri Nandi  
2C Panditra Road,  
Flat - B2  
Kolkata - 700029.

Monita Mukherjee  
Pankaj Roy  
Chandha Bharti Sen  
Sangita Ganguli  
Aparajita...

Aditya Salun  
135 BRB Basu Rd  
Kolkata 700001

**SIGNED SEALED AND DELIVERED**

by the **SECOND PARTY** at Kolkata

in the presence of:

Himadri Nandi

For Swastic Projects Pvt. Ltd.  
  
Director

Apurba Chakraborty  
83, Hari Ghosh Street  
Kolkata 700006.

**SIGNED SEALED AND DELIVERED**

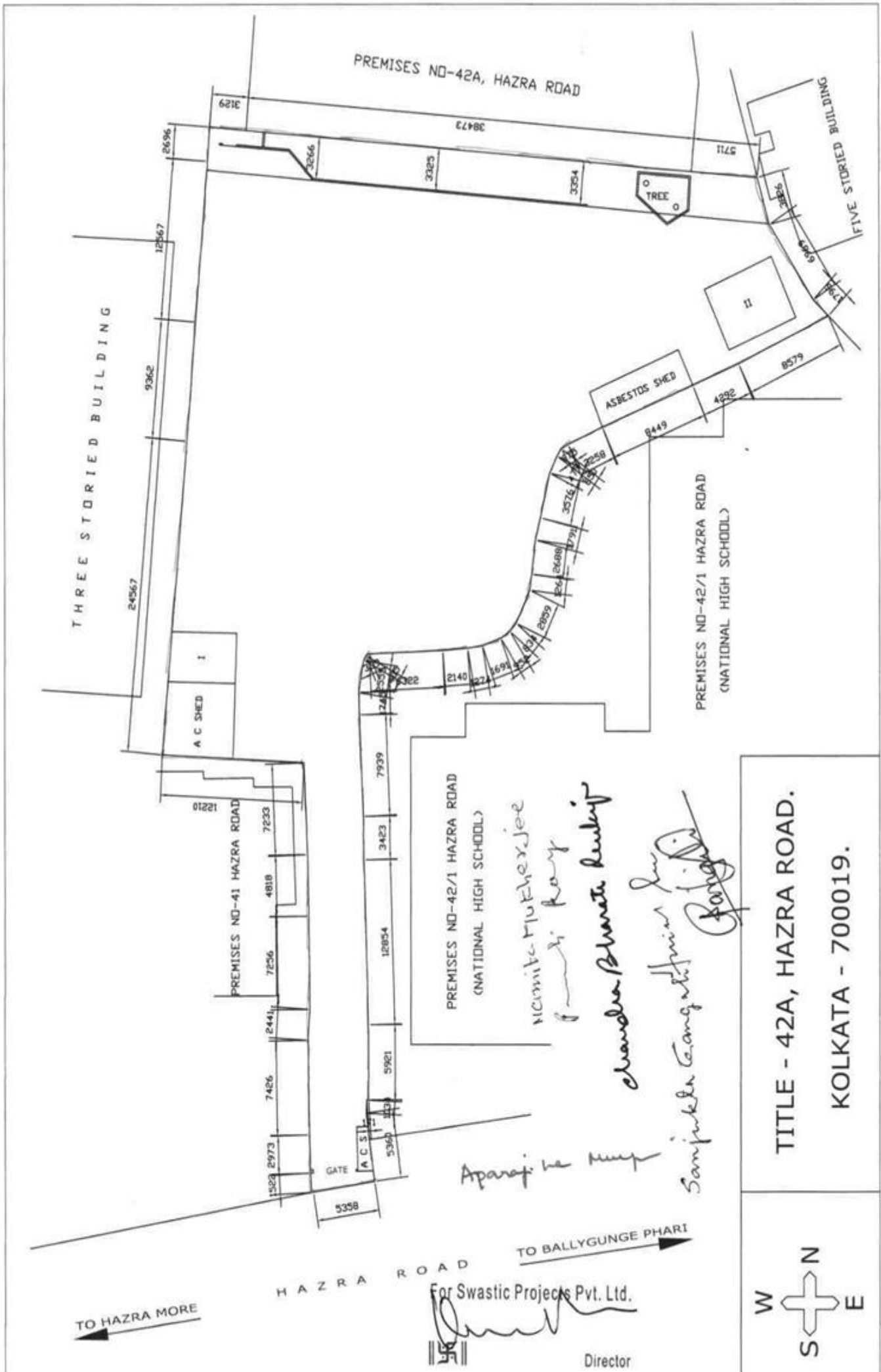
by the **THIRD PARTY** at Kolkata

in the presence of:

Apurba Chakraborty  
83, Hari Ghosh St. Kolkata 700006.  
Aditya Salun

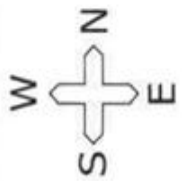
Arindam...

Drafted by Mr  
Siddhanta Ghosh  
Kolkata  
File No: 73/199/199



For Swastic Projects Pvt. Ltd.  
 Director

TITLE - 42A, HAZRA ROAD.  
 KOLKATA - 700019.





DA



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Pooja Ray	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Namita Mukherjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Aparajit Nayak	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



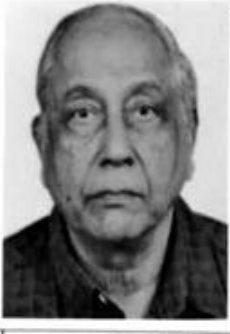
*Chandha Shonata Kumbhij*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Sanjivita Gainguli*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Paragbali*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Anirudh*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

GRN Details

GRN: 192021220177541058 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 04/02/2022 17:27:12 Bank/Gateway: SBlePay Payment Gateway  
BRN : 4196890202718 BRN Date: 04/02/2022 17:02:55  
Gateway Ref ID: 202203562032204 Method: State Bank of India New PG  
Payment Status: Successful Payment Ref. No: 2000334401/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Swastic Projects Private Limited  
Address: 21/2 Ballygunge Place Kolkata 700019  
Mobile: 9831312355  
Depositor Status: Buyer/Claimants  
Query No: 2000334401  
Applicant's Name: Mr Sisir Mondal  
Identification No: 2000334401/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000334401/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	75010
2	2000334401/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>75031</b>

IN WORDS: SEVENTY FIVE THOUSAND THIRTY ONE ONLY.

शुदाई सेका संख्या /PERMANENT ACCOUNT NUMBER  
AADCS5305E

नाम /NAME  
SWASTIC PROJECTS PVT LTD

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

*B. Das*  
अध्यायक, प.स. XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

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

*Pre. No. 42A, Hazra Road.  
KOL-19. Development Agreement*

इस कार्ड के खो / भ्रष्ट होने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(बद्धि 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.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

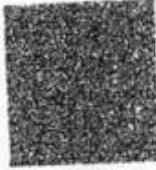


नाम / Name  
VIVEK RUIA

पिता का नाम / Father's Name  
SHEO KUMAR RUIA

जन्म की तिथि /  
Date of Birth  
21/05/1965

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ACPPR8539Q



17082020

हस्ताक्षर / Signature

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

Prd. No. 42A, Hazra Road.  
Kd-19. Development Authority



विवेक रूइया

Vivek Ruia

जन्मतिथि/DOB: 21/05/1965

पुरुष / MALE

8909 9470 4246



आधार - साधारण मानुषेअ अधिकाअ

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

PO. NO. 42A, Hazra Road.  
Kd. 19. Development Account



भारतीय विशिष्ट पहचान प्राधिकरण

OF INDIA

ठिकाणः

Address

21/2, बालिगुण्ज प्लेस,  
बालिगुण्ज, कोलकाता,  
पश्चिम बङ्ग - 700019

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



1947  
1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

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

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACZPR9611B

नाम /NAME

PURABI ROY

पिता का नाम /FATHER'S NAME

PEARY MOHAN MUKHERJEE

जन्म तिथि /DATE OF BIRTH

12-07-1941

हस्ताक्षर

SIGNATURE

*Purabi Roy*

*B. M. Roy*

आयकर आयुक्त, प.ब. - XI

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

*Purabi Roy*



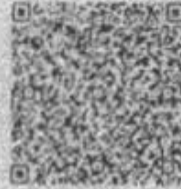
ভারতীয় বিন্দু পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভাপিকাভুক্তির আই ডি / Enrollment No.: 1040/20064/20389

To  
পুরবী রায়  
Purabi Roy  
47/C ABDUL HALIM LANE  
Park Street H.O  
Park Street  
Kolkata  
West Bengal 700016  
41116050  
01/09/2013  
MN411160503FT



*Purabi Roy*

আপনার আধার সংখ্যা / Your Aadhaar No. :

**5419 2299 8652**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



পুরবী রায়  
Purabi Roy  
পিতা : পিরমোহী মোহন মুখার্জী  
Father: Peary Mohan Mukherjee  
জন্মতারিখ / DOB : 12/07/1941  
মহিলা / Female



**5419 2299 8652**

আধার - সাধারণ মানুষের অধিকার

*Purabi Roy*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NAMITA MUKHERJEE



BANKIM BANERJEE

09/07/1951

Permanent Account Number


BNMPPM3243B

Namita Mukherjee  
Signature



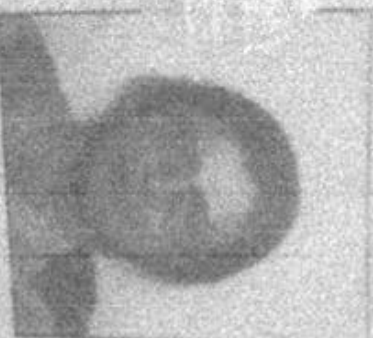
Namita Mukherjee

Name :  
 Address :  
 ডিকানা : ৪২ / এ হাজার চোড়

  
**Fascimile Signature**  
**Electoral Registration Officer**  
 নির্বাচক নিবন্ধন অধিকারিক  
 For CHOWRINGHEE      Assembly Constituency  
 চৌরঙ্গী      বিধানসভা নির্বাচন কেন্দ্র

Place : CALCUTTA  
 স্থান : কলিকাতা  
 Date : 9.3.1995  
 তারিখ : ৯.৩.১৯৯৫

**ELECTION COMMISSION OF INDIA**  
**ভারতের নির্বাচন কমিশন**  
**IDENTITY CARD**  
 পরিচয় পত্র  
 WB/23/146/ 315296

  
 Name : NAMITA MUKHERJEE  
 পিতা/মাতা/স্বামীর নাম : নামিতা মুখার্জী  
 Name of Father/Mother/Husband's name : PRASANTA KJ  
 পিতা/মাতা/স্বামীর নাম : প্রশান্তকুমার  
 Sex : FEMALE  
 লিঙ্গ : মহিলা  
 Age as on 1.1.1995 : 44  
 বয়স : ৪৪

Namita Mukherjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

APARAJITA MUKHERJEE

PRASANTA MUKHERJEE

09/08/1978

Permanent Account Number

AOWPM6613D

*Aparajita Mukherjee*

Signature



*Aparajita Mukherjee*



भारत सरकार  
GOVERNMENT OF INDIA



अपराजित मुखर्जी

Aparajita Mukherjee

जन्म तिथि/ DOB: 09/08/1978

महिला / FEMALE

8863 8053 9692



आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O संजय गोस्वामी,  
एच-3/37, महावीर एन्क्लेव,  
पालम डाबरी रोड, पालम  
गाँव, दक्षिण पश्चिमी दिल्ली,  
दिल्ली - 110045

Address:

W/O Sanjay Goswami, H-3/37,  
MAHAVIR ENCLAVE, PALAM  
DABRI ROAD, Palam Village,  
South West Delhi,  
Delhi - 110045



1947  
1800 300 1947

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

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

Aparajita Mukherjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHANDRA BHARATI MUKHERJEE

BIMAL KUMAR MUKHERJEE

02/09/1955

Permanent Account Number

ALZPM7362F

*Chandra Bharati Mukherjee*

Signature



*Chandra Bharati Mukherjee*

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19875/00453

To  
চন্দা ভারতী মুখার্জী  
Chandra Bharati Mukherjee  
42 A HAZRA ROAD  
BALLYGUNGE Ballygunge S.O  
Ballygunge Kolkata  
West Bengal 700019  
9903842747

12567250



MN125672504DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7152 6034 8835**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA




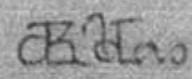
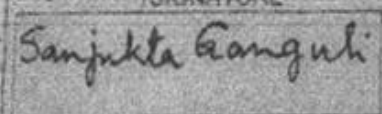
চন্দা ভারতী মুখার্জী  
Chandra Bharati Mukherjee  
পিতা : বিনয় কুমার মুখার্জী  
Father : BIMAL KUMAR MUKHERJEE  
জন্ম সাল / Year of Birth : 1955  
মহিলা / Female



**7152 6034 8835**

আধার - সাধারণ মানুষের অধিকার

Sanjukta Ganguli

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADQPG8392J	
नाम /NAME	SANJUKTA GANGULI	
पिता का नाम /FATHER'S NAME	HIRENDRA NATH GANGULI	
जन्म तिथि /DATE OF BIRTH	02-08-1946	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.सं.-XI	
	COMMISSIONER OF INCOME-TAX, W.B. - XI	

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 0658/48504/05411

Download Date: 08/08/2019

To  
Sanjukta Ganguli  
C/O Hirendra Nath Ganguli  
C-3/7 MANJULIKA (A)  
E M B Y PASS (ECTP) PHASE IV  
RUBY GENERAL HOSPITAL  
E.K.T  
E.k.t  
Kolkata West Bengal - 700107  
9830990141

Generation Date: 23/04/2019

Signature valid



QR Code with eSignature

आपका आधार क्रमांक / Your Aadhaar No. :

7871 4111 7149

VID : 9115 1462 3372 6895

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



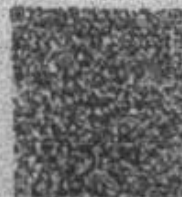
Sanjukta Ganguli  
Date of Birth/DOB: 02/08/1946  
Female/FEMALE

Sanjukta Ganguli

7871 4111 7149

VID : 9115 1462 3372 6895

मेरा आधार, मेरी पहचान





आयकर विभाग  
INCOME TAX DEPARTMENT

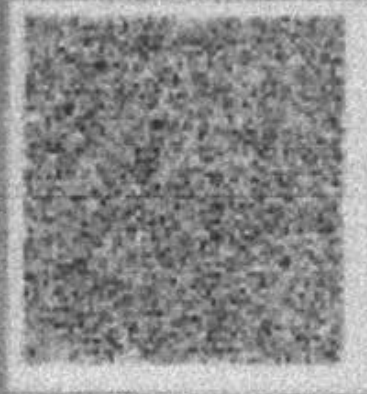


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACMPG4580B



नाम / Name

ARINDAM GANGULI

पिता का नाम / Father's Name

HIRENDRA NATH GANGULI

जन्म की तिथि / Date of Birth

02/05/1948

हस्ताक्षर / Signature



भारत सरकार  
Government of India



Issue Date: 16/12/2016



Arindam Ganguli  
DOB: 02/06/1948  
Male

8626 4985 5345

मेरा आधार, मेरी पहचान

*Arindam Ganguli*

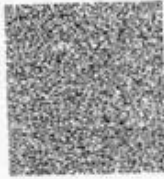


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date: 13/08/2021

Address: C/O: Hirendra Nath Ganguli, No 32  
5, 3rd Floor Blessing 3rd Cross, Hutchins  
Road, Bangalore North, Bengaluru,  
Karnataka, 560064



8626 4985 5345

1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANIMESH CHANDRA SEN  
NIKHILESH CHANDRA SEN



10/05/1942  
Permanent Account Number

ALGPS4258P

*Animesh Chandra Sen*  
Signature



1202201

आयकर विभाग / Income Tax Department  
आयकर सेवा केंद्र / Income Tax Service Centre  
आयकर विभाग, नई दिल्ली  
आयकर विभाग, नई दिल्ली

Income Tax PAN Services Unit, NSDI,  
3rd Floor, Supreme Chamber,  
New India Telephone Exchange,  
Bangalore, Phone: 411 045  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [income@nsdi.gov.in](mailto:income@nsdi.gov.in)

*Animesh Sen*



भारतीय पशुधन विभाग  
INDIAN REMEDIATION AUTHORITY OF INDIA

Address:  
P-17/B, Anand Choudhary  
Avenue, Ballygunge, Ballygunge,  
Krusas Avenue, Kolkata, West  
Bengal, 700019.



पशुधन विभाग  
भारत सरकार  
www.iaira.gov.in  
P.O. Box No. 1847  
Bengaluru 560 097



भारत सरकार  
GOVERNMENT OF INDIA



ANIMESH CHANDRA SEN  
DOB: 10-05-1942  
Gender: Male

3412 5415 3643



भारतीय पशुधन विभाग  
भारत सरकार का अधिकारी

*Animesh Sen*



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

সিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 05/01/1984  
Date of Birth : 05/01/1984

*Sisir Mondal*

JTK3837937

ঠিকানা:  
পেটুয়া মণ্ডল শাড়া ও রুইদাসপাড়া মল্লিকপুর বারুই পুর  
বর্ডিন 24 পর্গানা 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






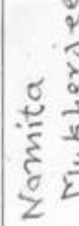



ঠিকানা পরিবর্তন হলে নতুন ঠিকানার তেওয়ারি লিখে নাম  
ভেদে ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and 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 16302000334401/2022







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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Purabi Roy 47/C, Abdul Halim Lane, City:- Kolkata, P.O:- Park Street, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700016	Land Lord			 08.02.2022
2	Mrs Namita Mukherjee 17, Palit Street, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			 08.02.2022
3	Mrs Aparajita Mukherjee 17, Palit Street, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			 08/02/2022

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
4	Mrs Chandra Bharati Mukherjee 20, Panditiya Road, Flat No. B2, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			<i>Chandra Bharati Mukherjee</i> 08/02/2022
5	Mrs Sanjukta Ganguli C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	Land Lord			<i>Sanjukta Ganguli</i> 08/02/2022
6	Mr Arindam Ganguli 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town,, City:- , P.O:- St Thomas Town, P.S:-HEBBAL, District:-Bangalore, Karnataka, India, PIN:- 560084	Land Lord			<i>Arindam Ganguli</i> 08-02-22

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
7	Mr Animesh Chandra Sen P-17B, Asutosh Chowdhury Avenue, 802 Mainak,, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			<i>Animesh S</i> 08/02/2022
8	Mr Vivek Ruia 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [Swastic Projects Pvt Ltd ]			<i>Vivek Ruia</i> 08.02.2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Petua Mondal Para O Ruidaspara Mallikpur Baruipur, City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mrs Purabi Roy, Mrs Namita Mukherjee, Mrs Aparajita Mukherjee, Mrs Chandra Bharati Mukherjee, Mrs Sanjukta Ganguli, Mr Arindam Ganguli, Mr Animesh Chandra Sen, Mr Vivek Ruia			<i>Sisir Mondal</i> 08.02.2022.

(Rita Lepcha)

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-1630-01143/2022	Date of Registration	09/02/2022
Query No / Year	1630-2000334401/2022	Office where deed is registered	
Query Date	28/01/2022 6:50:33 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9748949141, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 15,49,70,782/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,060/- (Article:48(g))		Rs. 53/- (Article: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:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, , Premises No: 42A, , Ward No: 069 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	27 Katha 7 Chatak 38 Sq Ft	1/-	15,49,16,107/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>				<b>45.359Dec</b>	<b>1 /-</b>	<b>1549,16,107 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,675/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: No door and windows					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>54,675 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs Purabi Roy</b>                      Wife of Late Kalyan Shankar Roy 47/C, Abdul Halim Lane, City:- Kolkata, P.O:- Park Street, P.S:-Taltola, District:- Kolkata, West Bengal, India, PIN:- 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx1B, Aadhaar No: 54xxxxxxxx8652, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Namita Mukherjee</b>                      Wife of Late Prasanta Kumar Mukherjee 17, Palit Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>
3	<p><b>Mrs Aparajita Mukherjee</b>                      Wife of Mr Sanjay Goswami 17, Palit Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx3D, Aadhaar No: 88xxxxxxxx9692, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>
4	<p><b>Mrs Chandra Bharati Mukherjee</b>                      Daughter of Late Bimal Kumar Mukherjee 2C, Panditiya Road, Flat No. B2,, City:- , P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx2F, Aadhaar No: 71xxxxxxxx8835, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>
5	<p><b>Mrs Sanjukta Ganguli</b>                      Daughter of Late Hirendra Nath Ganguli C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2J, Aadhaar No: 78xxxxxxxx7149, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>
6	<p><b>Mr Arindam Ganguli</b>                      Son of Mr Hirendra Nath Ganguli 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town,, City:- , P.O:- St Thomas Town, P.S:-HEBBAL, District:-Bangalore, Karnataka, India, PIN:- 560084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx0B, Aadhaar No: 86xxxxxxxx5345, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022                      , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>

7	<p><b>Mr Animesh Chandra Sen</b>  Son of Late Nikhilesh Chandra Sen P-17B, Asutosh Chowdhury Avenue, 802 Mainak,, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx8P, Aadhaar No: 34xxxxxxxx3643, Status :Self and as Confirming Party, Executed by: Self, Date of Execution: 08/02/2022  , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022  , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>
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**Developer Details :**

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

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Vivek Ruia (Presentant )</b>  Son of Late Sheo Kumar Ruia 21/2 Ballygunge Place, 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 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  Petua Mondal Para O Ruidaspara  Mallikpur Baruipur, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147</p>			
<p>Identifier Of Mrs Purabi Roy, Mrs Namita Mukherjee, Mrs Aparajita Mukherjee, Mrs Chandra Bharati Mukherjee, Mrs Sanjukta Ganguli, Mr Arindam Ganguli, Mr Animesh Chandra Sen, Mr Vivek Ruia</p>			

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Purabi Roy	Swastic Projects Pvt Ltd-6.47985 Dec
2	Mrs Namita Mukherjee	Swastic Projects Pvt Ltd-6.47985 Dec
3	Mrs Aparajita Mukherjee	Swastic Projects Pvt Ltd-6.47985 Dec
4	Mrs Chandra Bharati Mukherjee	Swastic Projects Pvt Ltd-6.47985 Dec
5	Mrs Sanjukta Ganguli	Swastic Projects Pvt Ltd-6.47985 Dec
6	Mr Arindam Ganguli	Swastic Projects Pvt Ltd-6.47985 Dec
7	Mr Animesh Chandra Sen	Swastic Projects Pvt Ltd-6.47985 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Purabi Roy	Swastic Projects Pvt Ltd-28.57142900 Sq Ft
2	Mrs Namita Mukherjee	Swastic Projects Pvt Ltd-28.57142900 Sq Ft
3	Mrs Aparajita Mukherjee	Swastic Projects Pvt Ltd-28.57142900 Sq Ft
4	Mrs Chandra Bharati Mukherjee	Swastic Projects Pvt Ltd-28.57142900 Sq Ft
5	Mrs Sanjukta Ganguli	Swastic Projects Pvt Ltd-28.57142900 Sq Ft
6	Mr Arindam Ganguli	Swastic Projects Pvt Ltd-28.57142900 Sq Ft
7	Mr Animesh Chandra Sen	Swastic Projects Pvt Ltd-28.57142900 Sq Ft

**Endorsement For Deed Number : I - 163001143 / 2022**

**On 07-02-2022**

**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 15,49,70,782/-



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

**On 08-02-2022**

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

Presented for registration at 17:55 hrs on 08-02-2022, at the Private residence by Mr Vivek Ruia ,.

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

Execution is admitted on 08/02/2022 by 1. Mrs Purabi Roy, Wife of Late Kalyan Shankar Roy, 47/C, Abdul Halim Lane, P.O: Park Street, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 2. Mrs Namita Mukherjee, Wife of Late Prasanta Kumar Mukherjee, 17, Palit Street, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. Mrs Aparajita Mukherjee, Wife of Mr Sanjay Goswami, 17, Palit Street, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 4. Mrs Chandra Bharati Mukherjee, Daughter of Late Bimal Kumar Mukherjee, 2C, Panditiya Road, Flat No. B2,, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 5. Mrs Sanjukta Ganguli, Daughter of Late Hirendra Nath Ganguli, C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Retired Person, 6. Mr Arindam Ganguli, Son of Mr Hirendra Nath Ganguli, 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town,, P.O: St Thomas Town, Thana: HEBBAL, , Bangalore, KARNATAKA, India, PIN - 560084, by caste Hindu, by Profession Retired Person, 7. Mr Animesh Chandra Sen, Son of Late Nikhilesh Chandra Sen, P-17B, Asutosh Chowdhury Avenue, 802 Mainak,, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Petua Mondal Para O Ruidaspara Mallikpur Baruipur, 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 08-02-2022 by Mr Vivek Ruia, director, Swastic Projects Pvt Ltd (Private Limited Company), 21/2 Ballygunge Place, 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, Petua Mondal Para O Ruidaspara Mallikpur Baruipur, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service



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

**On 09-02-2022**

**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 04/02/2022 5:28PM with Govt. Ref. No: 192021220177541058 on 04-02-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 4196890202718 on 04-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 86627, Amount: Rs.50/-, Date of Purchase: 11/01/2022, Vendor name: Suranhjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/02/2022 5:28PM with Govt. Ref. No: 192021220177541058 on 04-02-2022, Amount Rs: 75,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 4196890202718 on 04-02-2022, Head of Account 0030-02-103-003-02



**Rita Lepcha**  
**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 60933 to 60995**

**being No 163001143 for the year 2022.**



**(Baishali Dasgupta) 2022/03/09 06:15:22 PM**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**