

2787/2021

I

2491/21

भारतीय गैर न्यायिक



पचास

रुपये

₹.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

5.18
4/8

27/02/2021

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 909249

Doc 1903-2-1358113/2020

... that the document is subject to registration. The Signatures and the Assurances attached to this document are the part of this Document.



5.18 Additional Registrar of Assurances Kolkata

SMR 2021

Additional Registrar of Assurances

Case no- 478/21

THIS AGREEMENT is made on this 26th day of February Two Thousand and Twenty One

BETWEEN i) RAJESH BAJAJ (PAN AEHPB8073R) & Aadhaar 6620 4549 1734, ii)

MANISH BAJAJ (PAN ADQPB1605F & Aadhaar 2446 0500 4392) both sons of Sri Iswari

Handwritten signature/initials.

J(i) 350
 J(ii) 250

 600

87660

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

NAME
ADD
Rs.
11 JAN 2021
SURANJAN MUKHERJEE
Licensor Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, K-1

11 JAN 2021

11 JAN 2021



[Signature]
Additional Registrar of
Assurances in Kolkata
27 FEB 2021

Prasad Bajaj, iii) **VINEET BAJAJ** (PAN ADVPB9214H & Aadhaar 8503 7558 4705) & iv) **SUMIT BAJAJ** (PAN AEDPB9251P & Aadhaar 8474 7463 5531) both sons of Late Mohan Lal Bajaj all Indian nationals all by faith Hindu all by occupation Business all presently residing at No. 118, Bangur Avenue, Block C, Kolkata 700 055 PO Bangur Avenue, PS Lake Town hereinafter collectively referred to as the **OWNERS** of the **ONE PART AND SWASTIC VIDRIK REALTY PRIVATE LIMITED** (PAN AALCS0043B), 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. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek 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 referred to as the **DEVELOPER** of the **OTHER PART**:

WHEREAS:

- A. By an Indenture dated 24th December 1968 and registered with the Sub – Registrar, Cossipore, Dum Dum in Book No. I, volume No. 24 in pages 240 to 245 being No. 9144 for the year 1968 Amalgamated Development Limited sold transferred and conveyed unto and in favour of Shri Bhagwandas Karwa and Sreemati Bimala Debi Karwa **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 03 cottahs 13 chittacks and 06 sq. ft. be the same a little more or less lying situate at and/or forming part of J. L. No. 32/20, Touzi No. 228 & 229 of 24 Parganas Collectorate R. S. Dag No. 480, R. S. Khatian No. 235 Mouza Krishnapur subsequently now Shyamnagar in the Block C Bangur Avenue and marked as plot No. 118 and now recorded as holding No. 1062 and 1062/1 in the records of the South Dum Dum Municipality (hereinafter referred to as the said **LAND – 1**) for the consideration and in the manner as contained and recorded therein.



- B. By an Indenture dated 24th December 1968 and registered with the Sub – Registrar, Cossipore, Dum Dum in Book No. I, volume No. 24 in pages 246 to 253 being No. 9145 for the year 1968 Amalgamated Development Limited sold transferred and conveyed unto and in favour of Shri Bhagwandas Karwa and Sreemati Bimala Debi Karwa **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 04 cottahs 03 chittacks and 26 sq. ft. be the same a little more or less lying situate at and/or forming part of J. L. No. 32/20, Touzi No. 228 & 229 of 24 Parganas Collectorate R. S. Dag No. 473 & 480, R. S. Khatian No. 726 & 235 respectively Mouza Krishnapur subsequently now Shyamnagar in the Block C Bangur Avenue and marked as plot No. 118/1 and now recorded as holding No. 1061 in the records of the South Dum Dum Municipality (hereinafter referred to as the said **LAND – 2**) for the consideration and in the manner as contained and recorded therein.
- C. By an Indenture dated 03rd September 1974 and registered with the Registrar U/S 7 (2), Alipore, 24 Parganas in Book No. I, volume No. 176 in pages 41 to 49 being No. 6435 for the year 1974 Bhagwandas Karwa and Bimla Devi Karwa sold transferred and conveyed unto and in favour of Ishwari Prasad Bajaj and Bimla Bajaj **ALL THAT** the said Land – 1 for the consideration and in the manner as contained and recorded therein.
- D. By an Indenture dated 02nd September 1974 and registered with the Registrar U/S 7 (2), Alipore, 24 Parganas in Book No. I, volume No. 176 in pages 26 to 35 being No. 6404 for the year 1974 Bhagwandas Karwa and Bimala Devi Karwa sold transferred and conveyed unto and in favour of Ishwari Prasad Bajaj and Bimala Bajaj **ALL THAT** the said Land – 2 for the consideration and in the manner as contained and recorded therein.
- E. By the deed of conveyance dated 09th August 1976 and registered with the Alipore, District Registry Office in Book No. 1, volume No. 123 in pages 01 to 03 being No.



4024 for the year 1976 Amalgamated Development Limited sold transferred and conveyed unto and in favour of Nirmal Kumar Kedia **ALL THAT** the piece or parcel of land measuring about 05 cottahs 06 chittacks and 38 sq. ft. be the same little more or less lying situate at C. S. Plot No. 1321/1338 and recorded as R. S. Plot No. 473 R. S. Khatian No. 726 Mouza Krishnapur subsequently now Shyamnagar P, S, Dumdum which is commonly known as Plot no. 119 (hereinafter referred to as the said **LAND AT 119**).

- F. The said Land -1, said Land – 2 and the said Land at 119 were sold and transferred as aforementioned subject to the Mortgage in favour of Amalgamated Development Ltd. for amounts due and payable to them.
- G. Inasmuch as the amounts due and payable to the said Amalgamated Development Ltd. as aforementioned having been paid and/or discharged which are recorded in the three separate Affidavits all dated 04th July 2000 duly Sworn before the Notary Public at Calcutta by the Amalgamated Development Limited.
- H. Thus, the said Land -1, said Land – 2 and the said Land at 119 became free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages whatsoever and/or howsoever.
- I. By an Indenture dated 26th March 1996 and registered with the Additional District Sub – Registrar, Bidhannagar, Salt Lake in Book No. I, volume No. 89 in pages 361 to 368 being No. 3912 for the year 1996 Nirmal Kumar Kedia sold transferred and conveyed unto and in favour of Mohan Lal Bajaj out of the said Land at 119 **ALL THAT** the piece and parcel of land containing by ad-measurement an area of about 02 cottahs 11 chittacks and 19 sq. ft. be the same a little more or less lying situate at and/or forming part of C. S. Dag No. 1321/1338, R. S. Dag No. 473, R. S. Khatian No. 726 Mouza

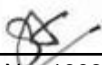


Krishnapur subsequently now Shyamnagar in the Block C Bangur Avenue marked as plot No. 119/1 on the map or plan annexed to the deed aforesaid and now recorded as holding No. 903 in the records of the South Dum Dum Municipality (hereinafter referred to as the said **LAND – 3**) for the consideration and in the manner as contained and recorded therein.

- J. By another Indenture dated 26th March 1996 and registered with the Additional District Sub – Registrar, Bidhannagar, Salt Lake in Book No. I, volume No. 65 in pages 373 to 378 being No. 2381 for the year 1997 Nirmal Kumar Kedia sold transferred and conveyed unto and in favour of Mohan Lal Bajaj out of the said Land at 119 **ALL THAT** the piece and parcel of land containing by ad-measurement an area of about 02 cottahs 11 chittacks and 19 sq. ft. be the same a little more or less lying situate at and/or forming part of C. S. Dag No. 1321/1338, R. S. Dag No. 473, R. S. Khatian No. 726 Mouza Krishnapur subsequently now Shyamnagar in the Block C Bangur Avenue marked as plot No. 119/2 on the map or plan annexed to the deed aforesaid and now recorded as holding No. 903/1 in the records of the South Dum Dum Municipality (hereinafter referred to as the said **LAND – 4**) for the consideration and in the manner as contained and recorded therein.

- K. The said Ishwari Prasad Bajaj and Bimla Bajaj constructed a ground plus three storied building in the year 1975 and each floor being of about 2000 sq. ft. at the said Land – 1.

- L. By the Deed of Gift dated 26th December 2011 and registered with the Additional District Sub Registrar, Bidhannagar in Book No. 1, CD volume No. 23 in page from 10548 to 10564 being No. 14537 for the year 2011 the said Mohan Lal Bajaj out of natural love and affection he has for his brother the said Ishwari Prasad Bajaj, the said Mohan Lal Bajaj gifted, conveyed and transferred unto and in favour of the said Ishwari

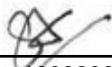


Prasad Bajaj **ALL THAT** the said Land – 4 in the manner as contained and recorded therein.

M. By the Deed of Gift dated 15th May 2012 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 23 in page from 4129 to 4141 being No. 05844 for the year 2012 the said Ishwari Prasad Bajaj out of natural love and affection he has for his sons Rajesh Bajaj and Manish Bajaj, the said Ishwari Prasad Bajaj gifted, conveyed and transferred unto and in favour of the said Rajesh Bajaj and Manish Bajaj **ALL THAT** the said Land – 4 in the manner as contained and recorded therein.

N. By the Deed of Gift dated 23rd August 2012 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 41 in page from 1914 to 1927 being No. 10600 for the year 2012 the said Ishwari Prasad Bajaj out of natural love and affection he has for his sons Rajesh Bajaj and Manish Bajaj, the said Ishwari Prasad Bajaj gifted, conveyed and transferred unto and in favour of the said Rajesh Bajaj and Manish Bajaj **ALL THAT** FIRSTLY i) the area of incomplete 1000 sq. ft. on the northern side of the ground floor of the ground plus three storied building, ii) residential flat having an area of 2000 sq. ft. and being the entire 1st floor of the ground plus three storied building all situated on the said Land – 1 and **SECONDLY** the undivided 50% part and/or share into or upon the said Land – 2 being his entire share in into or upon the said Land – 2, in the manner as contained and recorded therein.

O. By the Deed of Gift dated 25th September 2013 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 39 in page from 4614 to 4625 being No. 13359 for the year 2013 the said Ishwari Prasad Bajaj out of natural love and affection he has for his sons Rajesh Bajaj and Manish Bajaj, the said Ishwari Prasad Bajaj gifted, conveyed and transferred unto and in favour of the said



Rajesh Bajaj and Manish Bajaj **ALL THAT** the area of incomplete 1000 sq. ft. on the northern side of the third floor of the ground plus three storied building at the said Land – 1 together with the roof right thereupon in the manner as contained and recorded therein.

- P. By the Deed of Gift dated 06th August 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 47 in page from 4331 to 4343 being No. 09828 for the year 2014 the said Manish Bajaj out of natural love and affection he has for his brother Rajesh Bajaj, the said Manish Bajaj gifted, conveyed and transferred unto and in favour of the said Rajesh Bajaj **ALL THAT** the area of incomplete 500 sq. ft. on the northern side of the ground floor of the ground plus three storied building at the said Land – I which being his entire share into or upon the said ground floor together with undivided proportionate share in the land in the manner as contained and recorded therein.
- Q. By the Deed of Gift dated 06th August 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 47 in page from 4344 to 4356 being No. 09829 for the year 2014 the said Rajesh Bajaj out of natural love and affection he has for his brother Manish Bajaj, the said Rajesh Bajaj gifted, conveyed and transferred unto and in favour of the said Manish Bajaj **ALL THAT** the area of incomplete 500 sq. ft. on the northern side of the third floor of the ground plus three storied building at the said Land – I which being his entire share into or upon the said third floor together with undivided proportionate share in the land in the manner as contained and recorded therein.
- R. The said Mohan Lal Bajaj was a Hindu who died intestate on 27th January 2018 leaving behind him surviving in accordance with the Hindu Succession Act, his wife namely the said Bimla Bajaj, his one married daughter Madhulika Kanoria and two sons namely



Sumit Bajaj and Vineet Bajaj as his only legal heirs and/or representatives who collectively became the absolute owners of the said Land – 3 free of all encumbrances whatsoever and/or howsoever.

- S. The said Bimala Bajaj continued to remain the owner of undivided one-half part and/or share into or upon the said Land – 2 and i) an area of 1000 sq. ft. on the southern side of the ground floor, ii) residential flat having an area of 2000 sq. ft. and being the entire 2nd floor of the ground plus three storied building and iii) the area of incomplete 1000 sq. ft. on the southern side of the third floor of the ground plus three storied building at the said Land – 1 together with the roof right thereupon.
- T. For the purpose of better usage and all practical purposes and to avoid all future disputes by the Deed of Partition dated 26th December 2019 and registered with the Additional District Sub – Registrar, Bidhannagar (Salt Lake City) in Book No. I, volume No. 1504 – 2020, page from 2030 to 2105 being No. 150400021 for the year 2020 the said Vineet Bajaj, Sumit Bajaj, Bimla Bajaj and Madhulika Kanoria partitioned and settled apart from other immovable properties their respective rights and/or shares and/or ownership into or upon the shares in the said Land – 3 and the said Land – 1 whereby and wherein the said Vineet Bajaj and Sumit Bajaj became absolute owners of the parts and/or portions of the said Land – 3, the said Land - 2 and the said Land – 1 save and except two rooms bearing Nos. 02 & 03 on the ground floor with right in common upon the toilet all at the ground plus three storied building at the said Land – 1 allotted to the said Madhulika Kanoria and the said Bimla Bajaj was not allotted and/or provided any right, title, interest in the said Land – 3 and the said Land – 1, in the manner and upon the terms and conditions as contained and recorded therein.
- U. By the Deed of Gift dated 15th July 2020 and registered with the Additional District Sub – Registrar, Bidhannagar (Salt Lake City) in Book No. I, volume No. 1504 – 2020, page



from 51735 to 51770 being No. 150401074 for the year 2020 the said Madhulika Kanoria out of natural love and affection she has for her brother Vineet Bajaj, the said Madhulika Kanoria gifted, conveyed and transferred unto and in favour of the said Vineet Bajaj **ALL THAT** two rooms bearing Nos. 02 & 03 on the ground floor with right in common upon the toilet all at the ground plus three storied building at the said Land – 1 together with undivided proportionate share in the land with the intent and object that the said Madhulika Kanoria has ceased to have any right, title, interest into or upon the said shares in the said Land – 3 and the said Land – 1, in the manner as contained and recorded therein.

V. The said Land -1, said Land – 2 the said Land – 3 and the said Land – 4 having five holding Nos. 1062, 1062/1, 1061, 903 and 903/1, Bangur Avenue collectively admeasure an area of about **13 cottahs 07 chittacks and 25 sq. ft.** are hereinafter wherever the context so permits collectively mentioned and referred to as the said **PREMISES** and also mentioned and described in the **FIRST SCHEDULE** hereunder written.

W. The Owners have caused to have the said Premises having five holding Nos. 1062, 1062/1, 1061, 903 and 903/1, Bangur Avenue to be amalgamated as one single holding number in the records of the South Dum Dum Municipality and the entirety of the said Premises is presently numbered as 1062, Bangur Avenue, Block C, Kolkata in the records of the South Dumdum Municipality.

X. The Owners herein thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, alignments, guarantee, tenancy, trespass whatsoever and/or howsoever, each one of them having the following shares therein:



- i) Rajesh Bajaj – 25%
- ii) Manish Bajaj – 25%
- iii) Vineet Bajaj – 22%
- iv) Sumit Bajaj – 28%

Y. The Owners are desirous of causing the said Premises to be developed and have agreed to appoint the Developer herein as the exclusive Developer for undertaking the work of development of the said Premises upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

(Unless in these presents there is something in the subject or context inconsistent with):

- 1A.1 **ARCHITECT** shall mean and include such person or firm who may be appointed as architects of the building by the Developer with the consent of the Owners in writing.
- 1A.2 **NEW BUILDING** shall mean the proposed primarily residential ground plus seven storied building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the South Dumdum Municipality and other appropriate authority or authorities for construction on the said Premises after demolition of the existing building/s and structure/s. The first floor shall be for commercial/business activity other than those as restricted hereinbelow. The same shall have a separate staircase leading from the ground floor for exclusive ingress in and egress out. The second floor to the seventh floor shall be for residential use only.
- 1A.3 **OWNERS** shall mean and include their respective heirs, executors, administrators, legal representatives and assigns.
- 1A.4 **DEVELOPER** shall mean and include its successor or successors – in – interest, transferors and/or nominee/s.



- 1A.5 **COMMON FACILITIES/PORCTIONS** shall include corridors, hallways, internal and external passages, passage-ways, stairways, pump space, overhead water tank/ underground water tank, , water pump & motor, drive-ways, sewerage tank, security guard room, common lavatories, elevator, power backup, electric meter space and other common spaces and facilities whatsoever expressly specified by the Owners and the Developer upon completion of the said New Building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.6 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space as to be demarcated for common facilities and services by the Owners and the Developer mutually.
- 1A.7 **INTENDING PURCHASER** shall mean such person or persons who will acquire on ownership basis a particular flat/apartment/unit/constructed space and/or car parking space capable of being held and/or enjoyed on ownership basis.
- 1A.8 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **13 cottahs 07 chittacks and 25 sq. ft.** be the same a little more or less together with the ground plus three storied building and other structures standing on part thereof and all lying situate at and/or being holding No. 1062 (including 1062/1, 1061, 903 and 903/1) (having postal address 118) Block C, Bangur Avenue, Kolkata 700 055 PS Lake Town in ward No. 29 of the South Dum Dum Municipality and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.9 **PLAN** shall mean the map or plan to be submitted to the South Dum Dum Municipality for construction of the said New Building at the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.10 **OWNERS' ALLOCATION** shall mean and include 50% of the entire saleable areas on the upper floors of the said New Building together with 50% of the ground 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 more fully and particularly mentioned and described in **PART – I** of the **SECOND SCHEDULE** hereunder written.

1A.11 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the entire saleable areas on upper floors of the said New Building together with the 50% of the ground floor of the said New Building together with undivided proportionate share in the land comprised in the Premises together with undivided proportionate share in the common parts and facilities the details of which are mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.

1A.12 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, epidemic, pandemic, floods, lockout, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war.

1A.13 **LOSSES** shall mean any and all losses, claims, liabilities, demands, fines, penalties, awards, damages, assessments, interest, cost and expenses, charges (including out of pocket expenses and reasonable expenses of attorneys, accountants), but excluding any consequential, special loss or special damage.

1A.14 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.

1A.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 and shall also mean to directly or indirectly transfer, sell, assign, encumber, or in manner place in trust (voting or otherwise), exchange, gift, or transfer by operation of any law



in any other manner subject to any Encumbrance or dispose off, whether or not voluntarily.

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, successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub- paragraph, schedule or recital of this Agreement.
- 1B.7 Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made to this agreement from time to time in force.
- 1B.8 Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such agreement, instrument or other document as amended, supplemented, modified, suspended, restated or novated from time to time
- 1B.9 If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- 1B.10 If any time limit pursuant to the provisions of this agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day.



- 1B.11 The schedules shall have effect and be construed as an integral part of this agreement.
- 1B.12 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- 1B.13 The terms capitalised in the agreement and the schedules shall have the meaning ascribed to it under the definition section hereto.
- 1B.14 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B.15 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and
- 1B.16 The term "including" shall mean "including without limitation".

ARTICLE -II- REPRESENTATIONS & WARRANTIES

- 2. At or before the execution of this agreement the Owners have assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owners:
 - a) The Owners are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute Owners with a marketable title in respect thereof.
 - b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, alignments, guarantee, tenancy, trespass whatsoever and/or howsoever.
 - c) The said Premises had never been part of any HUF of the family of the Owners nor is now any part of any HUF of the Owners and it has and is always the individual property.
 - d) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the title of the Owners into or upon the said Premises or any part thereof.
 - e) The said Premises is not subject to any notice of attachment under the Income Tax Act or under any other Act or Statute or Rules and Regulations.
 - f) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises.

- g) There is no acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof.
- h) The freehold interest and/or ownership interest of the Owners in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owners and/or any of their predecessor in interest, by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owners for any purpose whatsoever and/or howsoever and that all the original deeds are in the custody and possession of the Owners themselves.
- i) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises nor has entered into any other agreement for development in respect of the said Premises or any part thereof.
- j) All rates, taxes, khajana, and outgoing of every nature whatsoever and/or howsoever payable in respect of the said Premises and every part thereof have been duly paid and discharged by the Owners upto the date of execution of these presents.
- k) There is no tenant and/or occupant and/or trespasser in any part and/or portion of the said Premises and the entirety of the said Premises is under the vacant and peaceful possession of the Owners themselves.
- l) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- m) The Owners are competent enough to enter into this agreement and to carry out their respective obligations, as mentioned herein.
- 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 Owners have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

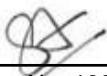


ARTICLE-III-PERMISSION TO CONSTRUCT

- 3.1 That in pursuance of the said agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owners do hereby irrevocably appoint the Developer as the exclusive Developer for undertaking the development of the said Premises upon the terms and conditions as mentioned herein.
- 3.2 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said Premises or any part thereof to the Developer or as creating of any right title or interest thereof of the Developer other than the licence to the Developer to commercially develop the same in terms hereof and to deal with the Developers Allocation in the New Building in the manner as contained herein.
- 3.3 Simultaneously with the execution of this Agreement, the Owners have, in part performance hereof, allowed the Developer exclusive and free license to enter the said Premises as a Developer for carrying out the work of development. Nothing herein contained shall be constructed as handing over possession by the Owners to the Developer under section 53A of the Transfer of Property Act, 1882 and/or the Income Tax Act and/or any other law for the time being in force or maybe enacted heretofore.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Developer shall at its own costs cause the map or plan to be sanctioned by the South Dum Dum Municipality for the purpose of construction, erection and completion of the said New Building on the said Premises however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the South Dum Dum Municipality or any other statutory body in the interest of the project, subject to approval of the Owners in writing if the same pertains to any part or portion of the Owners' Allocation and/or any common parts and portions.
- 4.2 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the South Dum Dum



Municipality and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.

4.3 The Developer acting on behalf of and as the Attorney of the Owners shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building on the said Premises expeditiously and without delay.

4.4 The Developer shall as and when necessary and/or required under any law apply for and obtain all necessary clearances, NOC, sanctions, approvals whatsoever and/or howsoever from any Department of the Central Government/State Government/Local Self Governing Authority and/or any authority appointed under any law for the time being in force whether Central or State and for that the Developer shall be entitled to sign all papers, documents, maps, plans and submit all such writings and/or drawings that maybe required and upon its sanction/approval take back the same from the concerned authority. This includes the Civil Aviation/Airport Authority of India and the Telecom Department.

4.5 The Developer shall submit in the name of the Owners all application, plan and other papers and documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the South Dum Dum Municipality and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer, and the same includes all and every cost towards any additional or further sanction over and above the initial sanction. All other costs and charges and expenses related to development and construction of the said New Building shall be borne and paid by the Developer exclusively and the Owners shall not be required to contribute any amount in this regard.



- 4.6 The Developer shall cause to have the plan sanctioned within 12 months from the date of registration of this agreement.
- 4.7 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 and necessary approval in writing shall be taken by the Developer from the Owners.
- 4.8 The Developer shall cause the development of the New Building strictly in accordance with the provisions of this agreement.
- 4.9 The Developer shall strictly observe all required safety measures during carrying out of the development work and/or construction of the said New Building
- 4.10 The Developer has further agreed to:
- i) install electricity, water and surface and foul water drainage to and from the said Premises and shall ensure that the same connects directly to the mains;
 - ii) make proper provision for security of the said Premises during the course of development;
 - iii) not to allow any person to encroach nor permit any encroachment by any person and of persons into or upon the said Premises or any part or any portion thereof;
 - iv) receive and deliver to the Owners all the letters, consignments, postal articles, received by post and/or courier in the said Premises after the Owners have vacated the Premises;

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

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



permissions, approvals, sanctions, modifications, supervision etc. and the same also includes the costs of investigations, surveys and tests in respect of soil, drains and structures, all costs towards temporary and permanent connection of water, electricity, drainage to the said New Building and other inputs and facilities required for the construction and/or for better use and enjoyment of the said New Building.


ARTICLE- VI- SPACE ALLOCATION

- 6.1 The Owners' Allocation is detailed out in **PART – I** of the **SECOND SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 6.2 Both the Owners and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the other party shall be required.
- 6.3 It has been agreed by and between the Owners that all entitlements of the Owners shall be shared between themselves in the following manner and/or proportion: -
- a) Rajesh Bajaj – 25%
 - b) Manish Bajaj – 25%
 - c) Vineet Bajaj – 22%
 - d) Sumit Bajaj – 28%
- 6.4 In the event of the South Dum Dum Municipality granting sanction of any additional floor/s over and above the initial sanction, then in that event, the Owners shall collectively be entitled to 50% of the same and the Developer shall be entitled to 50% of such additional floor/s. The cost of sanction and construction of such additional floor shall be borne by the Developer exclusively.
- 6.5 The Owners and the Developer shall equally be entitled to share the gross revenues generated from hiring of any special installations of hoarding and or signage on the roof/ terrace which shall be let out jointly on mutual consent writing.



ARTICLE-VII- DELIVERY OF POSSESSION

- 7.1 The Owners shall within 30 days from the date of sanction of the building plan by the South Dum Dum Municipality deliver peaceful and khas possession in its entirety of the said Premises and after receipt of the vacant possession of the said Premises from the Owners, the Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished within 60 days thereof and the net proceeds of the salvage shall belong to the Developer exclusively.
- 7.2 The Developer shall immediately commence construction of the said New Building after receipt of the sanctioned building plan from the South Dum Dum Municipality or receipt of vacant possession of the said Premises in its entirety (whichever event shall happen later shall be the basis) hereinafter referred to the **COMMENCEMENT OF CONSTRUCTION DATE**).
- 7.3 The Owners' Allocation will not be considered complete unless the Developer has given notice to this effect to the South Dum Dum Municipality 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. The Owners shall upon receipt of the notice to take possession alongwith copy of the completion certificate issued by the South Dum Dum Municipality take possession within 30 days therefrom.
- 7.4 The Developer shall after having completed construction of the New Building duly apply for and obtain necessary completion certificate and / or occupation certificate from the concerned authority as may be required for the use and occupation of the units by the purchasers and /or Owners.
- 7.5 The Developer shall for the purpose of carrying out interior work inside the flats forming part of the Owners' Allocation by the Owners, provide such flats to the Owners, approximately six months prior to the actual completion of the construction in accordance hereof. However, the Owners shall ensure that all works that shall be carried out by them does not in any manner alter and/or deviate the sanctioned building plan and/or deters and



prevents the Developer from obtaining completion certificate from the South Dumdum Municipality and also, the Owners shall also ensure that at no point of time any deterrence is caused in the carrying out of the work of completion of the said New Building by the Developer and/or causes delay in the execution of works by the Developer in accordance hereof.

7.6 The Developer hereby agrees to complete the construction of the building within 36 months from the date of commencement of construction of the said New Building (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of genuine FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owners' Allocation.

7.7 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owners' Allocation or any part thereof is delivered and/or caused to be delivered upon completion of the same as aforesaid. However it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owners fail and/or neglect to take possession of the Owners' Allocation within 30 days from the date of issue of notice by the Developer to the Owners after obtaining completion certificate from the South Dum Dum Municipality (hereinafter referred to as the said **DATE OF POSSESSION**).

7.8 Immediately after the completion of the new building and delivery of the possession of the Owners' Allocation the Owners shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation at the cost of the Developer or its nominee/s and as a confirming party thereof.

7.9 The Owners shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Developer at the cost of the nominee/s of the Developer, subject however to what is mentioned in clause 7.6 herein above.



ARTICLE -VIII- ARCHITECTS, ENGINEERS & INSPECTION

- 8.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint Architect for the said New Building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the said New Building shall be final conclusive and binding on the parties.
- 8.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification as mentioned herein for the purpose of construction will be final conclusive and binding on the parties.
- 8.3 The Owners may visit the said Premises during the period of construction of the said New Building and take inspection and also check the quality of materials and the progress of the construction

ARTICLE-IX-INDEMNITY

- 9.1 The Owners shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall always keep the Developer indemnified against all actions, suits, proceedings, damages, losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises.
- 9.2 The Developer shall be fully responsible for any deviation or un-authorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses liabilities costs or claims actions or proceedings thus arising.
- 9.3 In the event of any litigation by any intending buyer of any unit in the said New Building, the cost of defending the same shall be borne paid and discharged by the respective

party whose part of the allocation the intending buyer is interested in. Both the Owners and the Developer have agreed to keep each other indemnified against all costs and consequences in this regard.

- 9.4 In case of any fault and/or defect in workmanship in the completion of the said New Building by the Developer, it has been agreed by and between the parties that the Developer shall cause to repair such part or parts of the said New Building upto a period of 05 (five) years from the date of receipt of completion certificate from the South Dum Dum Municipality. Normal wear and tear is excepted of this warranty on the part of the Developer.

ARTICLE-X-TAXES MAINTENANCE ETC

- 10.1 The Developer has agreed to pay the South Dumdum Municipality rates and taxes to the extent of Rs.1,00,000/= (Rupees One Lakh) only per annum on and from the date of sanction of plan by the South Dum Dum Municipality or delivery of possession of the said Premises by the Owners to the Developer (whichever event shall happen later shall be the basis) and prior to that the Owners shall be responsible for due discharge of all rates, taxes and outgoing of every nature in respect of the said Premises. Should the annual rates and taxes payable to the South Dumdum Municipality exceed Rs.1,00,000/= (Rupees One Lakh) only, then the annual rates and taxes shall be borne and paid by the Owners and the Developer equally.
- 10.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the Owners shall be deemed to have taken possession of the Owners' Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owners' Allocation is taken or not by the Owners.



- 10.3 The Owners will not be liable to pay any rates and taxes in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any rates and taxes in respect of the Owners' Allocation.
- 10.4 The Owners and the Developer shall from the Date of Possession of the Owners' Allocation maintain their respective portions at their own costs in a good and tenantable repair and shall not do or suffer to be done anything in or to the said Premises and/or common areas and passages of the said New Building which may be against law or which will cause obstruction or interference to the user of such common area.
- 10.5 After the said New Building is completed and the Owners' Allocation is delivered the Developer and the Owners shall form an association of the Owners/ occupants of the various flats in the said New Building with such rules and regulations as the Owners and the Developer shall jointly think fit and proper and the Owners and the Developer 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.
- 10.6 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owners the Owners shall not be entitled and hereby agrees not to avail of any of the services.
- 10.7 The Owners shall be liable to pay charges for electricity in or relating to the Owners' Allocation wholly and proportionately relating to common parts.

ARTICLE-XI-OBLIGATION OF THE OWNERS

- 11.1 The Owners shall grant a Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorising the Developer to represent the Owners before the South Dum Dum Municipality, CESC Ltd. and all other

Statutory authorities and Departments of the Government. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till the completion of the project.

- 11.2 The Owners shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the building.
- 11.3 The Owners shall grant a registered power of attorney in favour of the Developer so as to enable it to sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.
- 11.4 The Owners do hereby as and by way of negative covenants undertake to the Developer:
- a. Not to enter into any agreement for sale, lease, development or otherwise create any third-party interest in the said Premises, save and except the said Owners' Allocation, or any part thereof without the consent in writing of the Developer.
 - b. Not to induct any person as a tenant or otherwise into or upon the said Premises.

ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 The Owners and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said New Building at the said Premises.
- 12.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 12.3 None of the parties hereto shall create or do any act so as to encumber, create mortgage, lien, hypothecation upon each other's Allocations'.



- 12.4 The Owners and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of each other's allocation in the said New Building at the said Premises.
- 12.5 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement or any portion thereof and the development of the said Premises shall be carried out by the Developer namely Swastic Vidrik Realty Private Limited under the same management as now existing
- 12.6 The name of the said New Building shall remain to be "BAJAJ KUNJ" that shall not be changed and/or altered under any circumstances whatsoever and/or howsoever by any person whomsoever and/or howsoever and the logo of the Developer shall also be prominently displayed on the said New Building.

ARTICLE-XIII-BREACH AND CONSEQUENCES

- 13.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.
- 13.2 In the event of the Developer failing and/or neglecting to complete the construction of the said New Building within the time frame as hereinbefore mentioned, subject to Force Majeure, in that event the Developer shall be entitled to a grace period of 03 months and in the event of the Developer failing and/or neglecting to complete the construction of the said New Building within the grace period of 03 months then in that event the Developer shall be liable and agrees to make payment of an amount of Rs.3,00,000/= (Rupees Three Lakhs) only per month as and by way of additional shifting/alternate accommodation costs, predetermined liquidated damages and penalty thereof to the Owners for a period of 12 (twelve months).
- 13.3 Should the Developer fail to complete the construction in the 12 months period during which the penalty is levied in terms hereof, then in that event the Owners shall have the option to cause to re-enter the said Premises and cause to complete the construction of

the said New Building in accordance hereof at the cost of the Developer and realise their costs, expenses and claims out of the sale proceeds of the Developer's Allocation and the remainder of the proceeds and/or the Developer's Allocation shall belong to the Developer who shall be entitled to appropriate the same to itself.

ARTICLE - XIV – ARBITRATION & JURISDICTION

14.1 In case of any dispute and/or difference between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained and touching these presents or determination of any liability shall be referred to the sole arbitration of Mr. Mahendra Kumar Ruia of Brijdham Housing Complex, Bldg No.12, flat 2D, 211, Canal Street, Shreebhumi P.S. Lake Town, Kolkata 700048 and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act 1996. None of the parties hereto shall be entitled to proceed before any court or forum before referring the same to the arbitration of the Arbitrator and the Arbitrator has given his award;

14.2 Courts within the jurisdiction of the Calcutta High Court shall entertain and try all actions suits and proceedings arising out of this agreement.


THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **13 cottahs 07 chittacks and 25 sq. ft.** be the same a little more or less together with the ground plus three storied building and other structures standing on part thereof and all lying situate at and/or being holding No. 1062 (including 1062/1, 1061, 903 and 903/1 after amalgamation), (postal address 118) in Block C, Bangur Avenue, Kolkata 700 055 PS Lake Town in ward No. 29 of the South Dum Dum Municipality and is and is butted and bounded in the manner as follows:

ON THE NORTH: By Road named as Bangur Avenue;

ON THE EAST: By Road named as Bangur Avenue;



ON THE WEST: Partly by 120 and partly by 125, Bangur Avenue, Block C;

ON THE SOUTH: By Road named as Bangur Avenue;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-buttet bounded called known numbered described or distinguished

THE SECOND SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART - I OWNERS' ALLOCATION

1. 50% of the upper floors so as to comprise of:
 - a) 50% of the first floor that shall be got sanctioned for carrying out any business activity thereat, but no activity similar to place of worship, political office, banquet hall, eating house, catering place, place for entertainment or amusement of any nature, pub, bar, saloon, spa, health club and/or any such activity that shall generate heat, smoke, music, foul smell causing irritation and disturbance to the residents of the said New Building shall be allowed and/or permitted to be carried out thereat;
 - b) The flats/portions/areas on the entire front side (VIP Road side) of the third floor, the fourth floor, the fifth floor and the sixth floor of the said New Building, that shall be of appropriate size on these floors and have such area so as to complete the 50% area to belong to the Owners in terms hereof. Each owner shall have the liberty to have his share of total residential area on the same floor within the 50% area to belong to the Owners;
2. 50% of the shops/business units and car parking spaces on the ground floor of the said New Building after providing for the common parts and facilities; The restrictions on usage of the shops/business units is same and identical that is applicable for the first floor as hereinabove mentioned.
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;



PART – II DEVELOPER'S ALLOCATION

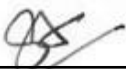
1. 50% of the upper floors so as to comprise of
 - a) 50% of the first floor that shall be got sanctioned for carrying out any business activity thereat, but no activity similar to place of worship, political office, banquet hall, eating house, catering place, place for entertainment or amusement of any nature, pub, bar, saloon, spa, health club and/or any such activity that shall generate heat, smoke, music, foul smell causing irritation and disturbance to the residents of the said New Building shall be allowed and/or permitted to be carried out thereat;
 - b) The entire second floor of the said New Building;
 - c) The entire seventh floor of the said New Building;
 - d) The flats/portions/areas on the rear side of the third floor, the fourth floor, the fifth floor and the sixth floor of the said New Building, that shall be of appropriate size on these floors and have such area so as to complete the 50% area to belong to the Developer in terms hereof;
2. 50% of the shops/business units and car parking spaces on the ground floor of the said New Building after providing for the common parts and facilities; The restrictions on usage of the shops/business units is same and identical that is applicable for the first floor as hereinabove mentioned.
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

THE THIRD SCHEDULE ABOVE REFERRED TO**(SPECIFICATIONS)**

- 1) Structure:
 - a) Building designed on RCC frame & foundation conforming to Indian Standards & National Building Code.
 - b) Cement of Lafarge / Ultratech / ACC brand to be used.
 - c) Outer walls - 8" and inner walls - 5"/3".
 - d) Internal walls - White cement punning over cement plastering.



- e) Termite proof of the soil whilst foundation work
- 2) Doors and Windows:
 - a) Doors - Wooden frame with both side pre-laminated doors with Godrej branded locks.
 - b) Windows - Powder coated aluminium frames with 4mm glass panel, sliding mechanism.
 - c) MS grill.
- 3) Flooring:
 - a) Vitrified tile of upto Rs.45/- per sq.ft. from Somany/ Kajaria brand in living, dining, drawing and bed rooms (2' x 2').
 - b) Anti-skid ceramic tiles in kitchen, toilets & balcony (1' x 1').
 - c) Stairs – Step to be Hard Black stone / Kota Stone and riser will be light coloured stone.
 - d) Lift lobbies to have appropriate colour stone/tile finish. Aesthetically designed.
 - e) Pavers/ Tiles in Car park and Driveway.
 - f) Water proofed roof top with tile flooring.
- 4) Kitchen:
 - a) Work top in 2' wide black granite, with 2' high ceramic tiles above worktop.
 - b) 1 pc stainless steel sink; 2 pcs in Owner's self-occupied flat.
- 5) Bathroom/Toilet:
 - a) Ceramic wall tiles upto door height.
 - b) Diverter, flush valve with wall hung EWC, basin mixer with basin. These items to be of Hindware.
- 6) Electrical:
 - a) Concealed Copper wiring of Havells.
 - b) Modular switches from Havells.
- 7) Lift:
 - a) 02 (two) lifts serving the residential floors of Otis/Thyssenkrupp make, semi-automatic with at least 6 persons capacity each.
- 8) Security:
 - a) Electronic PBX connection to each unit.
 - b) CCTV coverage.
- 9) Power Back Up:
 - a) Soundless genset in acoustic enclosure for common services including one elevator;
- 10) Others:
 - a) Lightning Arrestor to be installed on the terrace as required.
 - b) Common toilet in the Ground Floor.
 - c) Personal Mail Box for each unit.
 - d) Municipal water supply as permissible under law;



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

SIGNED SEALED AND DELIVERED

by the **OWNERS** at Kolkata

in the presence of:

Mahendra Kr. Rupa
Brijdhara BLDG. NO. 12
Flat 2D
211 Canal St., Sreebhumi
Kolkata - 700048

Trilok chand Naita
Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

/ Rajesh Bajaj

/ Manish Bajaj

/ Vinay Bajaj

/ Sumit Bajaj

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

Mahendra Kr. Rupa
Trilok chand Naita

For Swastic Vidrik Realty Pvt. Ltd.

||ॐ||  Director

Drafted by me
Dilip Kumar Goel
Advocate
Alipore Court

SPECIMEN FORM FOR TEN FINGERS KEYS



S.S.

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



Rajesh Babu

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



Moulik Baji

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



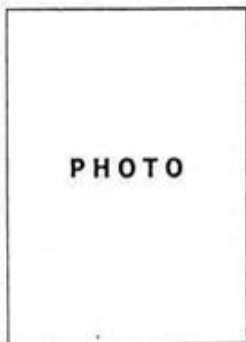
Naveet Babu

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

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



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









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19032001358113/2020



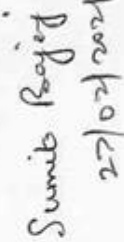


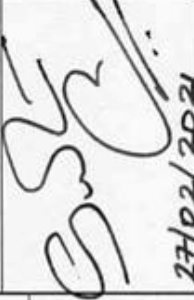


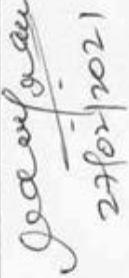
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rajesh Bajaj 118, Block/Sector: C, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Land Lord		1299 	Rajesh Bajaj 27/2/21
2	Mr Manish Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Land Lord		1300 	Manish Bajaj 27/2/21
3	Mr Vineet Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Land Lord		1301 	Vineet Bajaj 27/2/21

Query No:-19032001358113/2020, 25/02/2021 06:09:19 PM KOLKATA (A.R.A. - III)

Page 2 of 3

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	Mr Sumit Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Land Lord		1302 	 Sumit Bajaj 27/02/2021
5	Mr Satwic Vivek Ruia 21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [Swastic Vidrik Realty Private Limited]		1298 	 27/02/2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Uday Jalan Son of Mr Shanti Kumar Jalan 46 Sridhar Roy Road Kolkata, P.O:- Tiljala, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700039	Mr Rajesh Bajaj, Mr Manish Bajaj, Mr Vineet Bajaj, Mr Sumit Bajaj, Mr Satwic Vivek Ruia		1303 	 27/02/2021



(Probir Kumar Golder)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal



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

GRN: 192020210130008221
GRN Date: 05/11/2020 16:14:03
BRN: 1282543386

Payment Mode: Online Payment
Bank: HDFC Bank
BRN Date: 05/11/2020 16:15:52

DEPOSITOR'S DETAILS

Id No. : 2001358113/2/2020
[Query No./Query Year]

Name : Swastic Vidrik Realty Pvt Ltd
Contact No. : 09831312355 Mobile No. : +91 9831312355
E-mail :
Address : 212 Ballygunge Place Kolkata 700019
Applicant Name : Mr Uday Jalan
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001358113/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001358113/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total 75041

In Words : Rupees Seventy Five Thousand Forty One only

Certificate No. : A-74852

Date 25/01/21



SOUTH DUM DUM MUNICIPALITY
Nager Bazar, Kolkata - 700 074
MUTATION CERTIFICATE
To Whom It May Concern

USER ID: 35446

Circle No. 8

Ward No. 20

Certified the holding No. **1062** Old holding No. **518**
Street **BANGUR AVENUE**

Stands in favour of:

- (1) SRI VINEET BAJAJ S/O LATE MOHAN LAL BAJAJ
- (2) SRI SUMIT BAJAJ S/O LATE MOHAN LAL BAJAJ
- (3) SRI RAJESH BAJAJ S/O SRI ISWARI PROSAD BAJAJ
- (4) SRI MANISH BAJAJ S/O SRI ISWARI PROSAD BAJAJ



Land area of the plot is **13-KATHA 07-CHATAK 25-SFT.**
WITH
Vacant land/Building/Flat/at

As per Deed
MOUZA : SHYAMNAGAR J.L.NO. -32/20
C. S. KHATIAN NO: :
R. S. KHATIAN NO: 235,726
C. S. DAG NO : :
R. S. DAG NO : 480,473
C. S. PLOT : :

As per Parcha
MOUZA : :
J. L. NO : :
KHATIAN NO : :
L. R. KHATIAN NO: :
DAG NO : :
L. R. DAG NO : :

Character of the land as per Deed/Record/Parcha/ROR

Deed No. : -15073/21/B.N.

Premises No. :
118, BANGUR AVENUE
BLOCK-C, KOLKATA-55

29.01.2021
Circle In Charge
Assessment Department

29.01.2021
Assessment In Charge
South Dum Dum Municipality

In-Charge
Assessment Department

01-2-21
Executive Officer
in Dum Dum Municipality

Executive Officer



भारत सरकार

GOVERNMENT OF INDIA



सदस्य विवेक रूइसा

Satwic Vivek Ruis

जन्मदिनांक / DOB: 15/07/1964

पुलिन / MALE



3759 4046 5326

आमोअर आधर, आमोअर परिचय

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

Da. Agr. Registration.

ESR

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ठिकाना:

21/2, बालिगुंज प्रेस, बालिगुंज,
कोलकाता,
पश्चिम बंगाल - 700019

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



1947
1000 300 1947

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

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

आयकर विभाग

INCOME TAX DEPARTMENT

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M


Signature



भारत सरकार

GOVT. OF INDIA



09082012

THIS XEROX IS ATTACHED
GIVE ONLY FOR PURPOSE OF
KYC OF Banque Avenue D. Agr Registratia



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS0043B



अर्थ: Name
SWASTIC VIDRIK REALTY PRIVATE LIMITED

26102020

दिनांक / मंजूर होना तारीख
Date of Incorporation/Formation
10/07/2007

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Bangor Avenue D. Agr. Keshi'shabia

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:


आयकर पैन सेवा इकाई, एन एस डी एल
चौधी मंडिर, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.


Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in


ভারত সরকার
 Government of India

নাম: রাজেশ বাজাজ
 Rajesh Bajaj

পিতা: ইশ্বরী প্রসাদ বাজাজ
 Father: ISHWARI PRASAD BAJAJ


জন্মতারিখ: 31/12/1958
 পুরুষ / Male



6620 4549 1734

আধার - সাধারণ মানুষের অধিকার

THIS XEROX IS ATTACHED AND
 GIVE ONLY FOR PURPOSE OF
 KYC OF Rajesh Bajaj D. Apr
 Registrar




স্থায়ী অ্যাকাউন্ট নম্বর / PERMANENT ACCOUNT NUMBER
AEHPB8073R

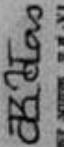
নাম / NAME
RAJESH BAJAJ

পিতা বা পিতৃ নাম / FATHER'S NAME
ISHWARI PRASAD BAJAJ

জন্ম তারিখ / DATE OF BIRTH
31-12-1958



স্বাক্ষর / SIGNATURE
R. Bajaj



অফিসার অফিস, ১৯. XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

Rajesh Bajaj



ভারত সরকার
Government of India



মনিশ বাজাজ
MANISH BAJAJ
পিতা : ঐশ্বরী প্রসাদ বাজাজ
Father : ISHWARI PRASAD BAJAJ
জন্মতারিখ / DOB : 02/12/1966
পুরুষ / Male



2446 0500 4392

আধার - সাধারণ মানুষের অধিকার

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF *Bangue Avenue D. Agence Registration*

আয়কর বিভাগ
INCOME TAX DEPARTMENT



ভারত সরকার
GOVT. OF INDIA



স্থায়ী লেখা সংখ্যা কার্ড
Permanent Account Number Card

ADQPB1605F



নাম / Name
MANISH BAJAJ

পিতা ক। নাম / Father's Name
ISHWARI PRASAD BAJAJ

জন্ম তারিখ / Date of Birth
02/12/1966

Manish Bajaj
স্বাক্ষর / Signature



15042017

Manish Bajaj



THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF ~~Bangur Avenue~~ D. Agr. Registration

ajay



भारत सरकार
GOVERNMENT OF INDIA



विनित बाजा
Vineet Baja
अन्तर्गम्य/ DOB: 09/11/1970
पुरुष / MALE



8503 7558 4705

আমার আধার, আমার পরিচয়

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF *Bangur Avenue D Agr Registration*



आर्योय विनिष्ट वरुयार आधिकरुण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकारुा:
118 इक नि, बासुर अठिसिठ, बासुर
अठिसिठ, साठुष दमदम (अर), उठर
२४ पारुगना,
पठिसवर - 700055

Address
118 BLOCK-C, BANGUR
AVENUE, BANGUR AVENUE,
South Dum Dum (M), North
24 Parganas,
West Bengal - 700055



1547
1209 309 1547

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1547,
Bengaluru-560 001

Signature




ভারত সরকার
 Government of India

১৫৭৭৫১৩-৪ আইডি / Enrollment No: 11159977501076

To
 সূমিত বাজাজ
 SUMIT BAJAJ
 118 BLOCK C BANGUR AVENUE
 BANGUR AVENUE
 South Dum Dum (M)
 Bangur Avenue
 North 24 Parganas
 West Bengal 700055

27/03/2014
 18/05/2014



আপনার আধার সংখ্যা / Your Aadhaar No. :
8474 7463 5531

আধার - সাধারণ মানুষের অধিকার




ভারত সরকার
 Government of India

সূমিত বাজাজ
 SUMIT BAJAJ
 পিতা : মোহন লাল বাজাজ
 Father : MOHAN LAL BAJAJ
 জন্মদিন / DOB : 18/05/1977
 লিঙ্গ / Male




8474 7463 5531

আধার - সাধারণ মানুষের অধিকার

Scanned by CamScanner

THIS XEROX IS ATTACHED AND
 GIVE ONLY FOR PURPOSE OF
 KYC OF *Bangur Avenue D. Agr Registration*

Shoyib

4 11 2

रखाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEDPB9251P



नाम /NAME

SUMIT BAJAJ

पिता का नाम /FATHER'S NAME

MOHAN LAL BAJAJ

जन्म तिथि /DATE OF BIRTH

18-08-1977

हस्ताक्षर /SIGNATURE

S Bajaj

B. Das

आयकर आयुक्त, प.प्र.-XI

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

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF *Bangur Avenue D. Agr. Registration*

S Bajaj



সিলেট জেলা
GOVERNMENT OF WEST BENGAL



Uday Jalan
DOB: 11/08/1972
MALE



7504 6462 1041

আমার আধার, আমার পরিচয়

Uday Jalan

Major Information of the Deed

Deed No :	I-1903-02491/2021	Date of Registration	03/03/2021
Query No / Year	1903-2001358113/2020	Office where deed is registered	
Query Date	15/10/2020 1:24:37 AM	1903-2001358113/2020	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata,Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Solicitor firm		
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. 5,82,38,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-c, Mouza: ShyamNagar, Premises No: 1062, , Ward No: 029 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-480 (RS :-480)	(RS:- 235\0)	Bastu	Bastu	13 Katha 7 Chatak 25 Sq Ft		5,38,88,880/-	Property is on Road
Grand Total :					22.2292Dec	0 /-	538,88,880 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8000 Sq Ft.	0/-	43,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		8000 sq ft	0 /-	43,50,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Rajesh Bajaj Son of Mr Iswari Prasad Bajaj 118, Block/Sector: C, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3R, Aadhaar No: 66xxxxxxx1734, Status :Individual, Executed by: Self, Date of Execution: 26/01/2021 , Admitted by: Self, Date of Admission: 27/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/01/2021 , Admitted by: Self, Date of Admission: 27/02/2021 ,Place : Pvt. Residence
2	Mr Manish Bajaj Son of Mr Iswari Prasad Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5F, Aadhaar No: 24xxxxxxx4392, Status :Individual, Executed by: Self, Date of Execution: 26/01/2021 , Admitted by: Self, Date of Admission: 27/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/01/2021 , Admitted by: Self, Date of Admission: 27/02/2021 ,Place : Pvt. Residence
3	Mr Vineet Bajaj Son of Late Mohan Lal Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4H, Aadhaar No: 85xxxxxxx4705, Status :Individual, Executed by: Self, Date of Execution: 26/01/2021 , Admitted by: Self, Date of Admission: 27/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/01/2021 , Admitted by: Self, Date of Admission: 27/02/2021 ,Place : Pvt. Residence
4	Mr Sumit Bajaj Son of Late Mohan Lal Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx1P, Aadhaar No: 84xxxxxxx5531, Status :Individual, Executed by: Self, Date of Execution: 26/01/2021 , Admitted by: Self, Date of Admission: 27/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/01/2021 , Admitted by: Self, Date of Admission: 27/02/2021 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Vidrik Realty Private Limited 21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia 21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24 -Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: B1xxxxxx2M, Aadhaar No: 37xxxxxxx5326 Status : Representative, Representative of : Swastic Vidrik Realty Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Uday Jalan Son of Mr Shanti Kumar Jalan 46 Sridhar Roy Road Kolkata, P.O:- Tiljala, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700039			
Identifier Of Mr Rajesh Bajaj, Mr Manish Bajaj, Mr Vineet Bajaj, Mr Sumit Bajaj, Mr Satwic Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Bajaj	Swastic Vidrik Realty Private Limited-5.55729 Dec
2	Mr Manish Bajaj	Swastic Vidrik Realty Private Limited-5.55729 Dec
3	Mr Vineet Bajaj	Swastic Vidrik Realty Private Limited-4.89042 Dec
4	Mr Sumit Bajaj	Swastic Vidrik Realty Private Limited-6.22417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Bajaj	Swastic Vidrik Realty Private Limited-2000.00000000 Sq Ft
2	Mr Manish Bajaj	Swastic Vidrik Realty Private Limited-2000.00000000 Sq Ft
3	Mr Vineet Bajaj	Swastic Vidrik Realty Private Limited-1760.00000000 Sq Ft
4	Mr Sumit Bajaj	Swastic Vidrik Realty Private Limited-2240.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-c,
 Mouza: ShyamNagar, Premises No: 1062, , Ward No: 029 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 480		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190302491 / 2021

On 25-02-2021

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 5,82,38,880/-



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

On 27-02-2021

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

Presented for registration at 17:15 hrs on 27-02-2021, at the Private residence by Mr Satwic Vivek Ruia ,.

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

Execution is admitted on 27/02/2021 by 1. Mr Rajesh Bajaj, Son of Mr Iswari Prasad Bajaj, 118, Sector: C, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Mr Manish Bajaj, Son of Mr Iswari Prasad Bajaj, Sector: C, 118, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mr Vineet Bajaj, Son of Late Mohan Lal Bajaj, Sector: C, 118, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 4. Mr Sumit Bajaj, Son of Late Mohan Lal Bajaj, Sector: C, 118, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Uday Jalan, , , Son of Mr Shanti Kumar Jalan, 46 Sridhar Roy Road Kolkata, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

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

Execution is admitted on 27-02-2021 by Mr Satwic Vivek Ruia, Director, Swastic Vidrik Realty Private Limited (Private Limited Company), 21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Uday Jalan, , , Son of Mr Shanti Kumar Jalan, 46 Sridhar Roy Road Kolkata, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service



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

On 03-03-2021

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 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2020 4:15PM with Govt. Ref. No: 192020210130008221 on 05-11-2020, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1282543386 on 05-11-2020, 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 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8660, Amount: Rs.50/-, Date of Purchase: 11/01/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2020 4:15PM with Govt. Ref. No: 192020210130008221 on 05-11-2020, Amount Rs: 75,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1282543386 on 05-11-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 124877 to 124931

being No 190302491 for the year 2021.



(Probir Kumar Golder) 2021/03/26 07:16:31 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)