

54827

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

NAME: _____
R.D.D. _____
R. 100
30 JUL 2018
SUBANJAN MUMTERJEE
Licensed Stamp Vendor
C.S. Court
243, K.S. Road, Kolkata

30 JUL 2018
30 JUL 2018

200/-
50/-
10/-

260/-



(Signature)
(SATWIC VIVEK RUIA)



356

Swatic Projects Pvt. Ltd.
(Signature)
Director



357

Iswar Lakshmi Mata Thakurani Estate

Mahua Sanyal
Shebaita



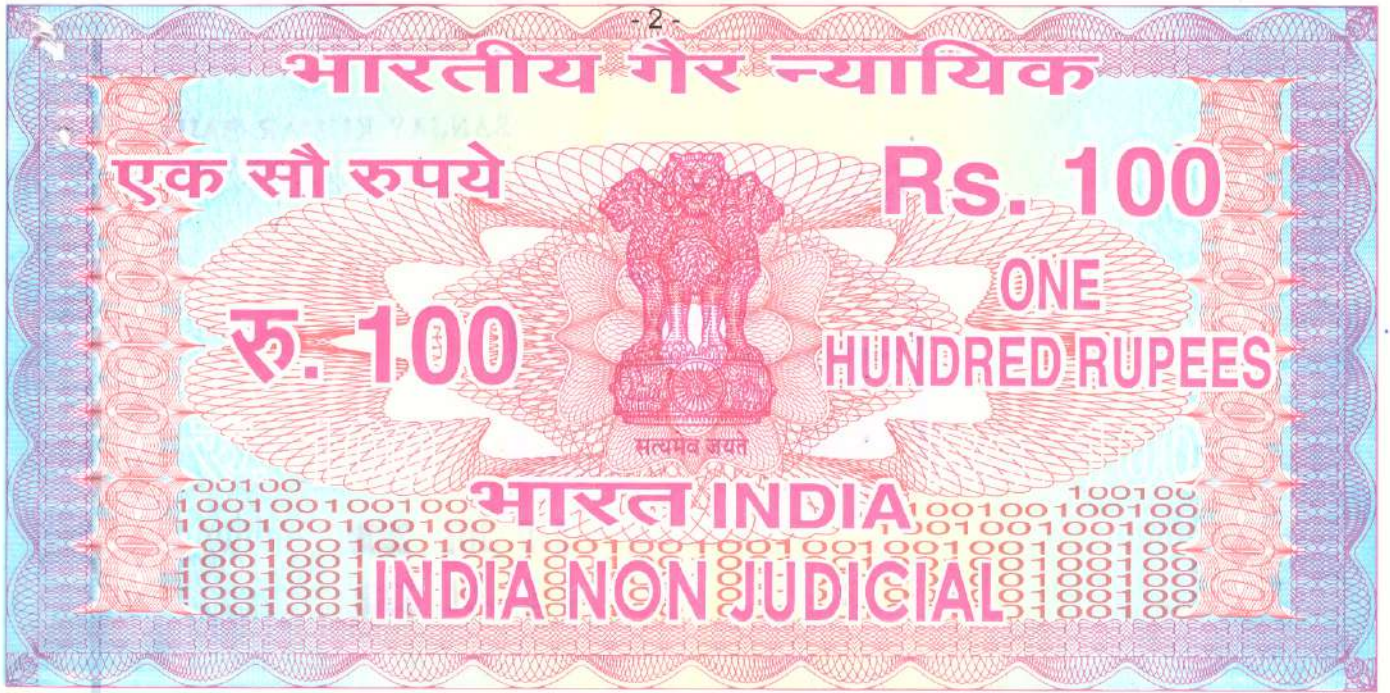
352

Iswar Lakshmi Mata Thakurani Estate

Abhisjit Sanyal
Shebaita

District Sub-Registrar-II
Alipore, South 24 Parganas

20 JAN 2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 565611

Alipore in Book No. I, volume No. 31 pages 164 – 166 being deed No. 1033 for the year 1945 and is herein represented by its existing Shebait (i) **Debapriya Sanyal** (PAN ALPPS1119J & Adhaar No. 9359 1847 5171) son of Late Prafulla Sanyal an Indian national, by faith Hindu, by occupation Retired (ii) **Abhijit Sanyal** (PAN ALRPS2725E & Adhaar No. 9577 4374 3147) son of Late Prabhat Kumar Sanyal an Indian national, by faith Hindu, by occupation Retired (iii) **Mahua Sanyal** (PAN CQYPS9464E & Adhaar No. 3913 7022 2370) wife of Late Arijit Sanyal an Indian national, by faith Hindu, by occupation Housewife all presently residing at No. 13C, Deodar Street, Kolkata 700 019 PO & PS Ballygunge and (iv) **Biswapriya Sanyal**

54827

SANJAY KUMAR BAID

Advocate

8, Old Post Office Street
Kolkata-700010

NAME.....
 ADD.....
 Rs. 100/-
 30 JUL 2018
 SUSANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 22, Park Street, Kolkata-700016

30 JUL 2018

30 JUL 2018

200/-
 50/-
 10/-

 260/-



353

Lakshmi Mata Thakurani Estate

Biswajyoti Sanyal
Shebait



354

District Sub-Registrar-II
Alipore, South 24 Parganas

Iswar Lakshmi Mata Thakurani Estate

Biswajyoti Sanyal
Shebait

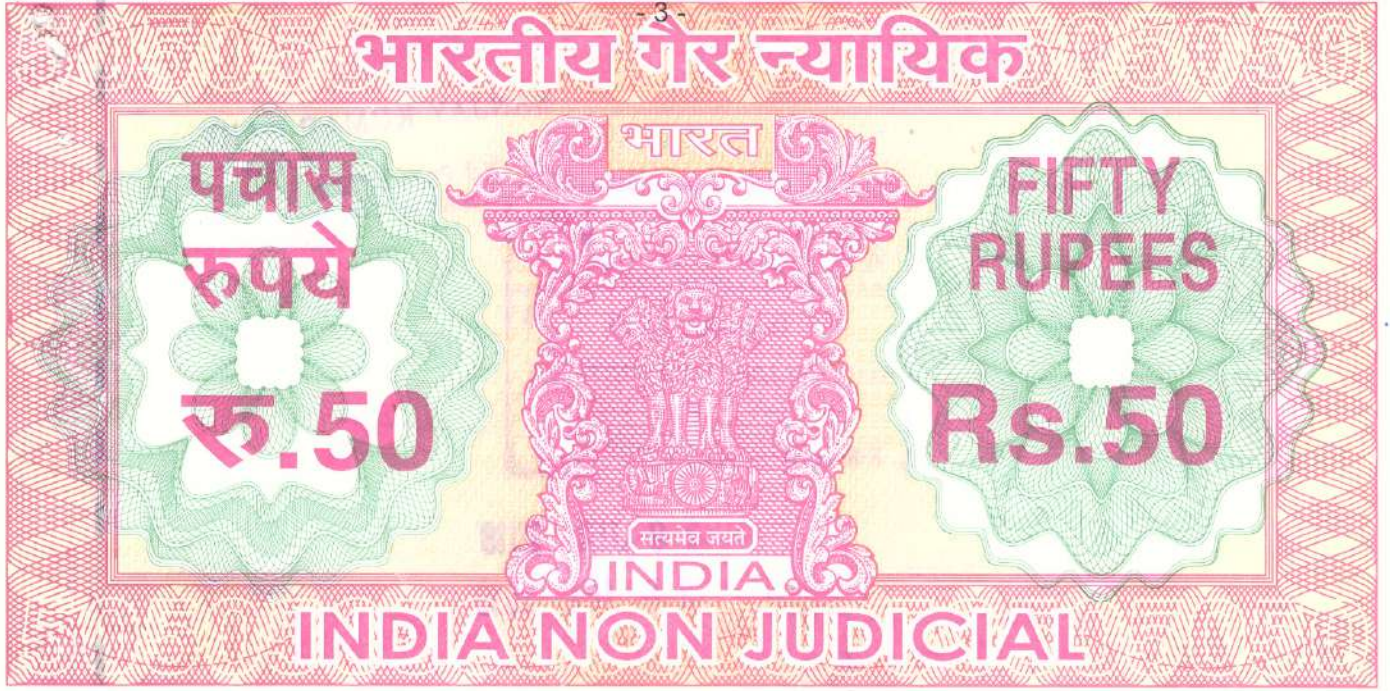
20 JAN 2020

Omise



355

TRILOK CHAND NAIK
46 Sreechandra Ray Rd.
Kil Kotar 3g
Late moharir Prasad.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 243911

(PAN DYIPS6568G & OCI Card No. A – 613120 issued on 11th June 2010 at New York, USA) son of Late Prafulla Sanyal a citizen of USA, by faith Hindu, by occupation Academician presently residing at 166, Arborway, Boston, MA 02130, United States of America and also of No. 13C, Deodar Street, Kolkata 700 019 hereinafter referred to as the OWNER of the ONE PART

85/

59827

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

NAME
59
30 JUL 2018
SUBANJAN MUKHERJEE
Licensed Stamp Vendor
20, N. S. Roy Road, KOL-1

30 JUL 2018

30 JUL 2018

2000/-
50/-
10/-

260/-



District Sub-Register-II
Alipore, South 24 Parganas

20 JAN 2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

27AB 530267

AND **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 1956 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 one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek 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 **DEVELOPER** of the **OTHER PART**:

54827

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

NAME.....
ADD.....
No. 19.....
30 JUL 2018
SUPANJAN MUKHERJEE
Licensed Stamp Vendor
283, K. C. Road, Kolkata-700 001

30 JUL 2018

30 JUL 2018

2e 250/-
50/-
10/-

260/-



District Sub-Registrar-II
Alipore, South 24 Parganas

20 JAN 2020

WHEREAS:

- A. By a Bengali deed of Arpannama dated 29th March 1945 and registered with the District Registrar in Book No. I, volume No. 31 pages 164 – 166 being deed No. 1033 for the year 1945 (hereinafter referred to as the said **TRUST DEED**) the said Padmasana Devi dedicated and bestowed unto and in favour of the Owner herein absolutely and forever **ALL THAT** the land and the four storied building lying situate at and/or being municipal premises No. 13/C, Deodar Street, Calcutta (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written in the manner as contained and recorded therein.
- B. The said Trust Deed inter-alia records as follows: -
- i) The said Padmasana Devi shall during her lifetime continue to remain the Sole Shebait and after her death her husband Pramatha Chandra Sanyal shall be the shebait and subsequently the line of shebait shall either be decided by the said Pramatha Chandra Sanyal or Prafulla Kumar Sanyal and Prabhat Kumar Sanyal being the two sons of the said Padmasana Devi shall become the shebait and they shall appoint subsequent shebait;
 - ii) The said Pramatha Chandra Sanyal shall during his lifetime decide on the line of shebait or shebait;
 - iii) The said Premises shall always be utilized for the seba puja of the Deity and shall not be sold, mortgaged, transferred except that portions of the building that are not occupied by the Shebait and/or the room where the Deity is worshipped, maybe given out on rent so as to assuage the expenses towards repairing, payment of taxes and other outgoing related to the house and the said Premises.





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C. Pursuance to the above, the said Debapriya Sanyal, Abhijit Sanyal, Mahua Sanyal and Biswapriya Sanyal are the present shebaitis (hereinafter collectively referred to as the said **SHEBAITS**) of the Owner.

D. The said Shebaitis made an application before the Ld. District Judge at Alipore in Misc. Case No. 352 of 2017 inter-alia seeking permission to develop the said Premises and the Ld. District Judge at Alipore in its order No. 11 dated 28th August 2018 stated and clarified that upon having gone through the said Trust Deed the finding is

“the Trust created by Sm. Padmasana Devi is a private Trust and the case property/ building involved in the Arpannama is a private Debittar property.

According to Saving Clause of Section I of the Indian Trusts Act, Section 34 of the Indian Trusts Act does not apply to private trust and private Debittar property.

It is made clear that the petitioners do not need any permission from this court to transfer or develop the building/case property for the overall benefit of the Deity”

E. The temporary outhouse on the part or portion of the said Premises is under the occupation of 05 monthly tenants (hereinafter referred to as the said **TENANTS**) the details whereof appear in the **SECOND SCHEDULE** hereunder written.

F. The Owner herein thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages whatsoever and/or howsoever.



G. Pursuance to the order No. 11 dated 28th August 2018 by the Ld. District Judge at Alipore in Misc. Case No. 352 of 2017 the Shebaitis being desirous of causing the said Premises to be developed have agreed to appoint the Developer herein who is a reputed promoter as the exclusive Developer for undertaking the work of Development of the said Premises upon the terms and conditions hereinafter appearing.


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

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

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

- 1A.1 **ARCHITECT** shall mean and include **MR. ANJAN UKIL** of No. P-523, Raja Basanta Roy Road, Kolkata 700 029 or such other person or firm who may be appointed as architects of the building by the Developer.
- 1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.
- 1A.3 **OWNER** shall mean and include the said deity **SRI SRI ISWAR LAKSHMI MATA THAKURANI** its administrators, legal representatives and assigns.
- 1A.4 **SHEBAITS** shall mean the said **DEBAPRIYA SANYAL, ABHIJIT SANYAL, MAHUA SANYAL** and **BISWAPRIYA SANYAL** and their respective successors – in – office and assign/s.
- 1A.5 **DEVELOPER** shall mean and include its successor or successors – in – interest, transferors, nominee/s and/or assigns.




- 1A.6 **COMMON FACILITIES/PORCTIONS** shall include paths passages, stairways, roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.7 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.
- 1A.8 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land ad-measuring about 08 cottahs 08 chittacks be the same little more or less together with the four storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 13/C, Deodar Street, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation 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 Kolkata Municipal Corporation for construction of the said New Building at the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.10 **OWNER'S ALLOCATION** shall mean and include 50% of the entire saleable areas on the upper floors of the said New Building together with 50% of 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 morefully and particularly mentioned and described in **PART – I** of the **THIRD SCHEDULE** hereunder written. 

- 1A.11 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the entire saleable areas on the upper floors of the said New Building together with 50% of 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 the details of which are mentioned and described in **PART – II** of the **THIRD 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, accumulation of rain water or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.
- 1A.13 **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.14 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of Property Act.


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

- 1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B.2 Words denoting one gender include all other genders.
- 1B.3 Words denoting singular include the plural and vice versa.
- 1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs personal representatives successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub-paragraph; schedule or recital of this Agreement.
- 1B.7 Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made to this agreement from time to time in force.
- 1B.8 Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such agreement, instrument or other document as amended, supplemented, modified, suspended, restated or novated from time to time
- 1B.9 If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- 1B.10 If any time limit pursuant to the provisions of this agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day. 

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

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Shebait's and each one them on behalf of the Owner 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 Shebait's:
- a) The Owner is seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owner with a marketable title in respect thereof.
 - b) The said Premises is free of all encumbrances liens lispens attachments trusts mortgages whatsoever and/or howsoever.
 - c) Save and except the Shebait's named herein and party to these presents, there is no other
 - d) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the title of the Owner 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 Public Demands Recovery 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 road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof.
- h) The ownership interest of the Owner in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner by way of security or additional security and/or otherwise in favour of any Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Shebaitis or any one of them and/or their predecessor in office for any purpose whatsoever or howsoever and that the original deeds are in the custody and possession of the Shebaitis themselves.
- i) The Shebaitis have not entered into any agreement for sale and/or transfer in respect of the said Premises nor have entered into any agreement for development thereof;
- j) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owner and in respect of any outstanding rates taxes and outgoing the Owner shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of these presents.
- k) Save and except the said Tenants, there is no other tenant and/or occupant and/or trespasser in any part and/or portion of the said Premises and the Owner through the Shebaitis is in vacant peaceful and khas possession of the remaining of the entirety of the said Premises and every part thereof.
- l) The Owner does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976. 

- m) The Shebaitis on behalf of the Owner 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 Shebaitis 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. That in pursuance of the said agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owner doth hereby through the Shebaitis appoint the Developer as the exclusive Developer/Promoter for undertaking the Development of the said Premises.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Shebaitis shall immediately make necessary applications before the appropriate court of law and obtain necessary permission for development in terms hereof and sale and transfer of the Developer's Allocation.
- 4.2 The Developer shall at its own costs have the layout plan prepared for the Owner flats on the basis of the physical survey of the said Premises to be carried out and have the approval of the Owner flats prior to submitting the same to the Kolkata Municipal Corporation for sanction of the building plan.
- 4.3 The Developer shall at its own costs in one year cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Premises however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the



project, if there be any modification in the plan of the flats that shall belong to the Owner then the same shall be got approved in writing from the Shebait.

4.4 The Shebait shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.

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

4.6 The Developer shall submit in the name of the Owner all application, plan and other papers and documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer.

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

4.8 The Shebait shall be liable to and agrees to pay all charges for providing any additional work in or relating to the Owner's Allocation at the request of the



Shebaitis and for providing any additional facility or utility for the Owner's Allocation.

4.9 The said Tenant shall be settled by the Developer.

4.10 If any area is required to be provided to any of the said Tenant, the same shall be provided out of the Developer's Allocation only.

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

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

ARTICLE- VI-SPACE ALLOCATION

6.1 The Owner's Allocation is detailed out in **PART – I** of the **THIRD SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **THIRD SCHEDULE** hereunder written.

6.2 The Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of the Developer's Allocation 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 The Shebaitis shall not be entitled to sell and transfer the Owner's Allocation and the same shall be dealt with and in the manner as contained and recorded in the said Trust Deed with the intent and object that the said Premises that was entirely a Debutor property shall stand replaced by the Owner's Allocation as herein stated.



6.4 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor i.e. the 5th floor, over the proposal of ground plus four floors, then in that event, out of that additional floor the Owner shall be entitled to 50% of the same and the Developer shall be entitled to the remaining 50% of such additional floor and the same shall form part of the respective allocations in accordance hereof.

ARTICLE-VII- DELIVERY OF POSSESSION

7.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation arrange for three Nos. flats in the 01 km. vicinity of the said Premises for the transit accommodation of the three Shebaitis who reside with the Owner at a maximum monthly outgo of Rs.40,000/= per month for each flat till expiry of 15 days from the date of issue of notice to take possession of the Owner's Allocation as per the said Plan and the specifications as herein mentioned after obtaining the completion certificate from the Kolkata Municipal Corporation. The Developer shall arrange for to and fro transportation of the household belongings and furniture of the Shebaitis from the said Premises to the alternate accommodation.

7.2 The Shebaitis shall upon the Developer providing the alternate accommodation as hereinbefore mentioned vacate the said Premises and deliver the vacant peaceful and khas possession of the said Premises to the Developer.

7.3 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and the net proceeds of the salvage shall belong equally to the Owner and the Developer.

7.4 The Owner's Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owner's Allocation.



- 7.5 The Developer hereby agrees to complete the construction of the building within 30 months from the date of receipt of vacant possession of the entirety of the said Premises (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 Owner's Allocation. However, the Developer shall still be liable to for payment of monthly outgoing as hereinbefore mentioned towards the alternate accommodation and the Shebaitis shall not be liable for the same.
- 7.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owner's Allocation is delivered and/or caused to be delivered upon completion of the same aforesaid. However it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owner fail and/or neglect to take possession of the Owner's Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).
- 7.7 Immediately after the completion of the new building and delivery of the possession of the Owner's Allocation the Owner shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation, at the cost of the Developer or its nominee/s and as a confirming party thereof.
- 7.8 The Owner shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Developer at the cost of the nominee/s


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of the Developer, after expiry of 15 days from the date of issue of notice to take possession of the Owner's Allocation upon its completion in terms hereof.

ARTICLE -VIII- ARCHITECTS ENGINEERS ETC

- 8.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint Architect for the said New Building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the said New Building shall be final conclusive and binding on the parties.
- 8.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.
- 8.3 The Shebaitis shall be entitled to visit the said Premises during the construction period and if they find anything that is in contravention of the laws and/or these presents, the same shall be brought to the knowledge of the Developer, who shall forthwith resolve the same.

ARTICLE-IX-INDEMNITY

- 9.1 The Owner shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owner and shall always keep the Developer indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises.
- 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 Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner against all losses liabilities costs or claims actions or proceedings thus arising.
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- 9.3 The Owner will not be liable to pay any K. M. C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K. M. C. Tax in respect of the Owner's Allocation.
- 9.4 The Owner doth hereby as and by way of negative covenants undertake to the Developer:
- a. Not to enter into any agreement for sale, lease, development or otherwise create any third party interest in the said Premises, save and except the said Owner's Allocation, or any part thereof without the consent in writing of the Developer.
 - b. Not to induct any person as a tenant or otherwise into or upon the said Premises.

ARTICLE-X-TAXES MAINTENANCE ETC

- 10.1 Both the Developer and the Owner shall equally pay all rates & taxes on and from the date of receipt of vacant peaceful and khas possession of the said Premises by the Developer and prior to that the Owner shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises.
- 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 Owner shall be deemed to have taken possession of the Owner's Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owner's Allocation is taken or not by the Owner.
- 10.3 The Owner and the Developer shall from the Date of Possession of the Owner's Allocation maintain their respective portions at their own costs in a good and tenantable repair.
- 10.4 After the said New Building is completed and the Owner's Allocation is delivered in a habitable condition the Developer and the Owner shall form an association



of the Owner/occupants of the various flats in the said building with such rules and regulations as the Developer shall think fit and proper and the Owner and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.

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

ARTICLE-XI-OBLIGATION OF THE SHEBAITS

11.1 The Shebait shall if required, apply for and obtain the necessary permission and/or order of the appropriate court of law for effective vesting of the ownership and title in respect of the Developer's Allocation in favour of the Developer and/or its nominee/s.

11.2 The Owner shall through the Shebait grant a Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorising the Developer to represent the Owner before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities.

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

11.4 The Shebait on behalf of the Owner shall grant a registered power of attorney in favour of the Developer and/or its nominee/s so as to enable them 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.



ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 The Owner and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Premises.
- 12.2 The Owner and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 12.3 The Owner hereby agrees and covenants with the Developer to join and confirm all documents of transfer relating to sale of the Developer's Allocation in the said New Building at the said Premises.
- 12.4 The Developer hereby agrees and covenants with the Owner not to transfer and/or assign the benefits of this agreement in its entirety.
- 12.5 The respective parties i.e. both the Owner and the Developer shall be liable for payment of all outgoing towards GST, or any other tax, cess, levy and/or statutory outgoing of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax of any nature is payable by the Owner in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations as applicable in accordance with law.

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.

8A

13.2. In the event of the Developer failing to complete the construction of the said New Building within 30 months from the date of receipt of vacant possession of the entirety of the said Premises then in that event the Developer shall be entitled to a grace period of 06 months and inspite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable to pay predetermined penalty & damages to be calculated @Rs.10,000/= per month for each month of delay until issue of notice to the Owner notifying the completion of the Owner's Allocation in the said New Building. The Developer shall continue to pay the outgoing towards the alternate accommodation during any period of delay and the monthly penalty & damages as herein mentioned is exclusive to the same.

ARTICLE - XIV – JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 08 cottahs and 08 chittacks be the same little more or less together with the four storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 13/C, Deodar Street, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation, Sub Registry Office Sealdah and is butted and bounded in the manner as follows: -

- ON THE NORTH: Partly by municipal premises No. 11C, Deodar Street & partly by 11D, Deodar Street;
- ON THE EAST: Partly by municipal premises No. 13A, Deodar Street & partly by 13D, Deodar Street;
- ON THE WEST: Partly by municipal premises No. 15A, Deodar Street & partly by 15/1, Deodar Street;
- ON THE SOUTH: By KMC Road;



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

THE SECOND SCHEDULE ABOVE REFERRED TO

(TENANTS)

Sl.	Name	Sq. Ft. Area	Rent in Rs.
1.	B. N. Chowdhury	400	1,400/=
2.	S. P. Singh	80	270/=
3.	B. N. Jha	150	330/=
4.	Meera Hazra	100	278/=
5.	Mihir Sain	100	528=

THE THIRD SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART - I OWNER'S ALLOCATION

1. 50% of the entire saleable areas of upper floors of the said New Building so as to comprise of: -
 - i. The entire first floor of the said New Building so as to comprise of two equal flats;
 - ii. The entire third floor of the said New Building so as to comprise of two equal flats;
2. 50% of the ground floor of the said New Building after providing for the common parts and portions thereat, so as to comprise of a minimum of 04 car parking spaces;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;

88

PART – II DEVELOPER'S ALLOCATION

1. 50% of the entire saleable areas of upper floors of the said New Building so as to comprise of: -
 - i. The entire second floor of the said New Building;
 - ii. The entire fourth floor of the said New Building;
2. 50% of the ground floor of the said New Building after providing for the common parts and portions thereat;
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)

Structure	: Building designed on RCC frame and foundation conforming to Indian Standards and National Building Code;
Internal Walls	: Plaster of paris putty over cement plastering;
Doors	: Wooden frame and flush doors of ISI approved brand;
Windows	: Powder Coated aluminum frame & slicing with 05mm glassed panel with M. S. Grill;
Flooring	: Vitirified tiles/Marble flooring (as approved by the Architect) in the flat, anti-skid tile flooring in Kitchen, Toilet & Balcony, Black stone/Kota flooring in Stairs & Common areas;
Kitchen	: Work top in granite and regular colour ceramic tiles above counter with Stainless Steel sink;
Bathroom	: Wall dados with regular colour ceramic tiles upto door height with ISI CP fittings, concealed hot & cold water pipeline with sanitaryware of Hindustan make;
Electrical	: Concealed Copper wiring provided from ground floor upto each unit with adequate electrical points with modular switches of Crabtree make;
Water	: Round the clock water supply through KMC supply;
Lift	: Semi- Automatic, adequate capacity of repute make;

- Exterior** : Aesthetically designed front façade;
- Power Back Up** : Soundless genset system in fully acoustic enclosure for all common facilities including lift;
- Ground floor lobby:** Decorated facade of Lift & lobby;
- Others** : Common toilet for servants;
Car Wash;
Personalised Mail Box;

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

SIGNED SEALED AND DELIVERED

by the **OWNER** at Kolkata

Iswar Lakshmi Mata Thakurani Estate

in the presence of :

Abhisriya Sanyal
Shebait

Trilok Chand Naita

(TRILOK CHAND NAITA)
46, Sreebhar Ray Rd
KIRKIN - 39

Abhisriya Sanyal

Left



Right

Sujay Thakur
(SUJAY THAKUR)
29, B.N. LANE
KOL-85

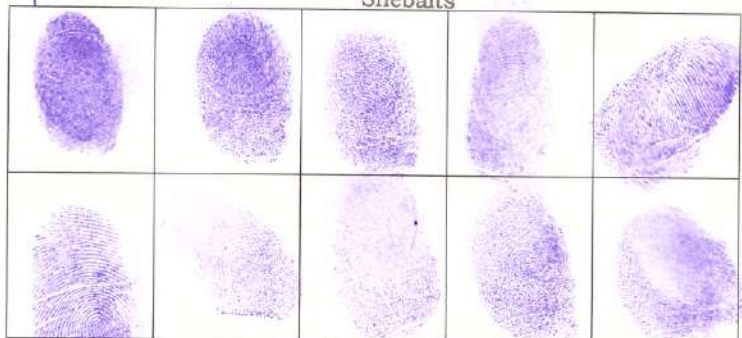
Abhijit Sanyal

Iswar Lakshmi Mata Thakurani Estate

Abhijit Sanyal

Shebait

Left



Right

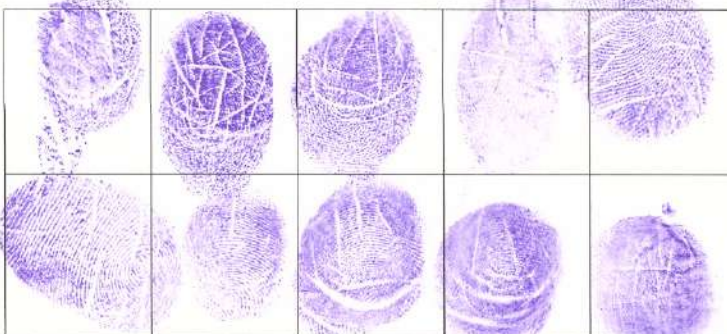
Iswar Lakshmi Mata Thakurani Estate

Mahua Sanyal

(Nanyal) Mahua Sanyal Shebait

Left

Right



Iswar Lakshmi Mata Thakurani Estate

Biswajit Sanyal

Biswajit Sanyal

Shebait

Left

Right



SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

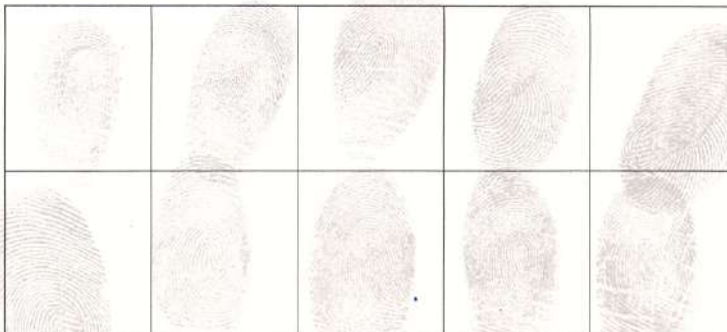
in the presence of:

[Signature]

[Signature]
[Signature]

Left

Right



For Swastik Projects Pvt. Ltd.

[Signature]
Director

Drafted by me

Ratan K. Dutta
Advocate
No. 277/83
A.K. par criminal Court
Kolkata - 27

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ISWAR LAKSHMI MATA TAKURANI
ESTATE



29/03/1945

Permanent Account Number

AABTI1499J

01102014

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाना
आयकर पैन सेवा इकाई, एन एस डी यू
5 वीं मंजिला, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल 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
5th 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: unit1@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHIJIT SANYAL

PRABHAT KUMAR SANYAL

08/10/1949

Permanent Account Number

ALRPS2725E

Signature



8035010



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

ভালিকার্ডের আই ডি / Enrollment No.: 1040/21051/04263

To
অভিজিত সান্যাল
Abhijit Sanyal
13C DEODAR STREET
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019

02112013
67727586



MN677275665FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9577 4374 3147

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অভিজিত সান্যাল
Abhijit Sanyal
পিতা : প্রভাত কুমার সান্যাল
Father : Prabhat Kumar Sanyal
জন্মতারিখ / DOB : 08/10/1949
পুরুষ / Male



9577 4374 3147

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



MAHAISANYAL

SISIRANGSHU BHUSAN BHATTACHARYA

68/07/1957

Permanent Account Number

CQYPS9464E

M. Sanyal

Signature



02430301

यदि इस कार्ड को खोया गया है या किसी अन्य व्यक्ति को मिल गया है तो
आयकर विभाग को सूचित करने के लिए कृपया तुरंत सूचना दें।
निम्नलिखित सूचनाएं देनी होंगी:
आयकर विभाग, पंजाब रोड, बंगलौर - 560 001

If this card is lost / someone else has found it,
please inform / return to:
Income Tax PAN Services Unit NSDL
3rd Floor, Sapphire Chambers
Near Baber Telephone Exchange
Bangalore - 560 001

Tel: 91 20 2721 8081 / 91 20 2721 8082
e-mail: upinfo@nsdl.com



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

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/21051/04265

To
মহুয়া সান্যাল
Mahua Sanyal
13C DEODAR STREET
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019

61899165



MN618991656FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3913 7022 2370

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মহুয়া সান্যাল
Mahua Sanyal
পিতা : শিরিরাংশু ভূসন ভট্টাচার্য
Father : Sisirangshu Bhusan Bhattacharya
জন্মতারিখ / DOB : 08/07/1957
মহিলা / Female



3913 7022 2370

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
13সি, দেওদার স্ট্রীট, বালিগঞ্জ,
কোলকাতা, বালিগঞ্জ, পশ্চিম বঙ্গ,
700019

ভারতীয় বিনীত পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
13C, DEODAR STREET,
Ballygunge, Kolkata, Ballygunge,
West Bengal, 700019

3913 7022 2370

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



Ujjal Majumder <ujjalmajumder11@gmail.com>

(no subject)

1 message

ujjalmajumder@yahoo.co.nz <ujjalmajumder@yahoo.co.nz>
To: ujjal majumder <ujjalmajumder11@gmail.com>

Fri, Feb 1, 2019 at 2:20 PM



Sent from Yahoo Mail for iPhone

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AADCS5305E



नाम /NAME

SWASTIC PROJECTS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

K. Das

आयकर आयुक्त, प.बं.-XI

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

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें,
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly Inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature



08062012

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटारें।
आयकर पैन सेवा इकाई, एनएसडी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना-411045

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Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune-411045

Tel: 91-20-2721 3080 Fax: 91-20-2721 8081
e-mail: unit1@nsdl.co.in



[Redacted]



সত্বিক বিবেক রুইয়া

Satwic Vivek Ruia

জন্মতারিখ/ DOB: 15/07/1994

পুরুষ / MALE



3759 4046 5326

আমার আধার, আমার পরিচয়



সংসদীয় প্রাধিকরণ
[Redacted] OF INDIA

ঠিকানা:

Address

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

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



1947
1800 300 1947

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

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



226

20.8.18 1.9.18 1.9.18 3.9.18 4.9.18

EDX - 4957/15

In the court of the Hon. District Judge at Cuttack

Misc case - 352/17

Smt Smt P. Swar Lakshmi Mata Thakurani
Estate represented by Sri Debapriya Samyal
& Debapriya Kumar Samyal And ors.

Schedule of cost of the copy	
Application.....	302
Extra use of stamps.....	
Witness fees.....	1.00
Examination fees.....	
Witness fees.....	1.00
Traveling fees.....	
Other items.....	

15.02



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

GRN: 192019200154249851

Payment Mode Online Payment

GRN Date: 16/01/2020 17:24:47

Bank : HDFC Bank

BRN : 999764010

BRN Date: 16/01/2020 17:26:18

DEPOSITOR'S DETAILS

Id No. : 16020000087885/5/2020

[Query No./Query Year]

Name : Swastic Projects Private

Contact No. : Mobile No. : +91 9831312355

E-mail :

Address : 212 Ballygunge Place Kolkata 700019

Applicant Name : Mr S DAS

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	16020000087885/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	74760
2	16020000087885/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

74813

In Words : Rupees Seventy Four Thousand Eight Hundred Thirteen only



ভারত সরকার
Government of India



ত্রিলোক চন্দ্র নাইট
Trilok Chand Naita
জন্মতারিখ / DOB : 20/12/1966
পুরুষ / Male



8460 0424 3488

- সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:

S/O মহাবীর প্রসাদ নাইট
স্বস্তিক গার্ডেন, ফ্ল্যাট নং - ১৪৬,
ব্লক - ১, ফ্লোর - ৪র্থ, ৪৬,
শ্রীধর রায় রোড, কুষ্টিয়া মোর
এর নিকটে, তিলজলা, কলকাতা,
পশ্চিমবঙ্গ, 700039

Address:

S/O Mahabir Prasad Naita,
Swastic Garden, Flat no - 146,
Block - 1, Floor -4th, 46, Sreedhar
Roy Road, Near Kustia More,
Tiljala S.O, Tiljala, Kolkata, West
Bengal, 700039

8460 0424 3488

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

IN THE COURT OF THE DISTRICT JUDGE, SOUTH 24-PARGANAS AT ALHORE;

Misc Case No. 352/17

Sree Sree (Sree Lakshmi Mata Thakurani Estate

Order No. 11, dated 28.8.2018

represented by Sri Debapriya Sanyal

Debapriya
Kumar Sanyal &
Others

The petitioners Sri Debapriya Sanyal and three other Sebaitis of the Deity Sree Sree Maa Lakshmi Mata are represented by their learned Lawyer.

The case record is put up today for passing order.

The instant case arises out of an application u/s 34 of the Indian Trusts Act.

Briefly stated, the case of the petitioners is as follows:

The building standing on 9 couahs, 1 chittak, 14 sq. ft. (more or less) in respect of premises No.13C, Deodhar Street, P.S. Ballygunge, Kolkata - 700019 shall hereinafter be called as the case building or case property. Smt. Padmasana Devi was the owner of the case building and she possessed the same during her life time. She consecrated the case property by executing an Arpannama dated 29.3.1945 in favour of the Deity Sree Sree Maa Lakshmi Mata (Sree Sree Iswar Lakshmi Mata Thakurani). She appointed her husband Pramatha Chandra Sanyal as the first Sebait. After the death of Pramatha Chandra Sanyal, his sons Prafulla Kumar Sanyal and Prabhat Kumar Sanyal became the Sebaitis of the Deity.

By way of inheritance and by mutual consent/understanding, the petitioners have now become the Sebaitis of the Deity.

The case building is in dilapidated condition. For the overall benefit of the Deity and to increase the income of the Deity, the petitioners seek permission of the court to develop the case property. Hence, the case arose.

I have perused the evidence of P.W.1 Debapriya Sanyal and the documents which have been marked as EXH.1 to 14.

From the recitals of the Arpannama (Ex.1), I find that the Trust created by Smt. Padmasana Devi is a private Trust and the case property/building involved in the Arpannama is a private Debutta property.

According to Savings Clause of Section 1 of the Indian Trusts Act, Section 34 of the Indian Trusts Act does not apply to private trust and private Debuttar property.

In view of the above, the instant case should be dismissed as not maintainable u/s 34 of the Indian Trusts Act.

But, it is made clear that the petitioners do not need any permission from the court to transfer or develop the building/case property for the overall benefit of the Deity.

Accordingly, it is, **ORDERED**

that the case be dismissed as not maintainable u/s 34 of the Indian Trusts Act.

Dictated & corrected by me

District Judge

District Judge



Examined and found to be a true
copy and correctly stamped
Rameswar Mishra

Alipore
Date 3/9/18 District Judge's Court

Certified to be true Copy
Prakash Chandra Das
Head Comparing Clerk
District Judge's Court
Created u/s 76 Act 1 of 1872
3/9-09-2018

Handwritten notes:
2
3/9/18



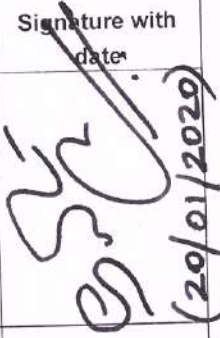








Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16020000087885/2020

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



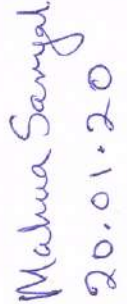





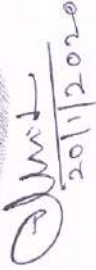
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Satwic Vivek Ruia 21/2, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Developer [Swastic Projects Private Limited]			 (20/01/2020)
2	Debapriya Sanyal 13C, Deodar Street, P.O:- Bullygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Sri Sri Iswar Lakshmi Mata Thakurani]			 26/01/20
3	Mr Abhijit Sanyal 13C, Deodar Street, P.O:- Bullygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Sri Sri Iswar Lakshmi Mata Thakurani]			 20/01/2020



[Handwritten signature]
District Sub-Registrar-II
Alipore, South 24 Parganas

20 JAN 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
4	Mahua Sanyal 13C, Deodar Street, P.O:- Bullygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Land Lord [Sri Sri Iswar Lakshmi Mata Thakurani]			 20.01.20
5	Biswapriya Sanyal 166 Arborway Boston , Ma 02130 United States , Oci No A 613120, P.S:- United States,	Representative of Land Lord [Sri Sri Iswar Lakshmi Mata Thakurani]			 24/1/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Trilok Chand Naita Son of Late Mahabir Prasaad Naita 46 Sreedhar Roy Road, P.O:- Tiljala, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700039	Satwic Vivek Ruia, Debapriya Sanyal, Mr Abhijit Sanyal, Mahua Sanyal, Biswapriya Sanyal			 20/1/2020

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
এস/ও: প্রফুল সান্যাল, 13সি,
দেওদার স্ট্রিট, বালিগঞ্জ,
কোলকাতা, বালিগঞ্জ, পশ্চিম বঙ্গ,
700019

Address:
S/O: Prafulla Sanyal, 13C,
DEODAR STREET, Ballygunge,
Kolkata, Ballygunge, West Bengal,
700019

9359 1847 5171



1947



help@uidai.gov.in

www

www.uidai.gov.in



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1490/50086/08156

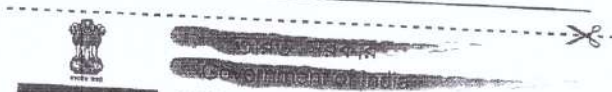
To
দেবপ্রিয় সান্যাল
Debapriya Sanyal
S/O: Prafulla Sanyal
13C, DEODAR STREET
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019
9831111130
395794944
MA957949446FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9359 1847 5171

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

দেবপ্রিয় সান্যাল
Debapriya Sanyal
পিতা : প্রফুল্ল সান্যাল
Father : Prafulla Sanyal
জন্মতারিখ / DOB : 08/10/1944
পুরুষ / Male



9359 1847 5171

আমার আধার, আমার পরিচয়

परमार्थ लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALPPS1119J



नाम /NAME

DEBAPRIYA SANYAL

पिता का नाम /FATHER'S NAME

PRAFULLA KUMAR SANYAL

जन्म तिथि /DATE OF BIRTH

08-10-1944

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.सं.-XI

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाली प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रदाता एवं तकनीकी),
पी-7,
चीरंगी रविसागर,
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.



107/14
1040/103

442

Non Judicial Stamp of Rs.10/-

DR Alipore Book No.1 Vol - 31 Pages 164 - 166 Deed No. 1033 for 1945

(1)

Deed of Dedication

Value : Rs.15000/-

Executed by : Srimati Padmasana Devi wife of Shri Pramath Chandra Sanya
by caste Brahmin, occupation - household work, resident of No. BC,
Deodas Street P.S. Ballygunge, District - 24 Parganas.

This Deed of Dedication executed is to the effect following :-
In the District of 24 Parganas, P.S. Ballygunge, in mauja Gadsaha, P.O.
Garcha, situate at No. 18/C, Deodar Street, under Ward No.21 of Calcutta
Municipality I purchased little more or less 8½ eight and half cottaks
of land including single storied house with my own streedhan and by
causing construction of houses on the ground floor standing on some
portions of the same, effecting alteration on the third floor and
causing construction of tin shed houses on some other portions with
my own streedhan (2nd page) (T.I. of Srimati Padma Sana Devi By the
pen of Amarendra Mohan Bandopadhyay) I have been enjoying and possessing
the same by residing therein, I have been performing the puja of Sree
Sree Lakshmi Mata regularly in my said house. It is my long cherished
desire to endow the said property described in the schedule below unto
the Goddess Sri Sri Lakshmi Debi. But this could not be implemented. In
order to ensure that the seba puja of Sree Sree Lakshmi Devi is perform
and carried on properly and efficiently forever by this Deed of
Endowment/Dedication I am making the arrangement as mentioned below. I
do hereby dedicate the four storied house described in the schedule
below and other houses/rooms that I have unto and in favour of said
Sree Sree Lakshmi Mata (Pg.3)(3) (T.I. of Srimati Padma Sana Devi, by t
pen of Sri Amarendra Mohan Bandopadhyay) Every day the puja Shital etc
of Sree Sree Lakshmi Devi has to be performed and as per special Schedu
the puja in shapashanachar (Offering of sixteen items has to be

No. 677 dated 27.3.45 valued at Rs.7/8 Seven rupees eight only sold to Mr. A. M. Banerjee of Judges Court Alipore Sd. Chandi Charan De Stamp Vendor, Judges Court Alipore 24 Parganas

On the left hand margin of Second page.

x x x x x x x x
x x x x x x x x

T.I. of Padmasana Devi

By the pen of Amarendra Mohan Bandopadhyay

S.D illegible

For Registrar

24 Pgs

29.3.45

x x x x x x x x
x x x x x x x x

T.I. of Srimati Padmasana Debi

By the pen of Amarendra Nath Bandopadhyay

T. I. No. 38

T. I. of Srimati Padmasana Debi

By the pen of Amarendra Nath Bandopadhyay

On the left hand margin of first page

x x x x x x x x
x x x x x x x x

performed. I shall remain the sebaite during my life time, and after my death, my husband Srijukta Babu Pramatha Chandra Sanyal shall run the work of sebaite and he shall decide on the line of sebaite or sebaite in his place. If he does not appoint sebaite during his life time, then my son Sriman Prafulla Kumer Sanyal and Sriman Prove Kumar Sanyal shall do the work of sebaite jointly or solely and shall appoint their subsequent sebaites. If required the sebaite shall be competent to let out the rooms excepting the residential rooms of the sebaites and accomplish the work of the seba puja of the Goddess, cause repairing of the houses, pay taxes The room on the third floor in which Sree Sree Lakshmi Mata is consecrated has to be maintained and kept in small repaired condition. Be it known that by dedicating the said property to Sree Lakshmi Mata, I including my heirs and representatives become divested of possession and occupation in respect of the same forever. I or my heirs or representatives shall not be entitled to claim ownership right of the said property at any time. It is the said Goddess who becomes the absolute owner of the scheduled property from today (4th page) (4) (T.I. of Padmasana Devi By the pen of Amarendra Mohan Bandopadhyay) The Debottar property described in the schedule cannot be attached/auctioned due to the burden of debts of any sebaite or his successors and no sebaite or his successors shall be entitled to transfer or encumber the said property by means of gift, sell, mortgage etc. If done the same shall be treated as inadmissible and void.

To this import, out of my own volition, in free mind without being requested by others fully comprehending the contents of this Deed of Dedication I sign and execute this Deed of Dedication.

Finis/Dated : 29th March, 1945 A.D.

Corresponding to : 15th Chaitra,

1351 B.S.

Schedule of the property sold

District - 24 Pargana, P.S. Ballygunge, Sub Registry Sebadaha, Govt. Khas Mahal, Touji No.1291/2833, in respect of Dahi 55 Village, Division - 6, and (English) Sub Division - 25, included under rent free holding, in Mauja Gadsaha, Post Garcha under Ward no.21 of Calcutta Municipality, situate at premises no.13/C, Deodar Street little more or less 8-8-0 Eight Cottahs eight Chittacks of land including pucca four storied house standing thereon comprising of eight bedrooms, four halls, one Thakur Char, with four latrines, two bathrooms, verandah, stair case together with two other pucca rooms on ground floor with woom having tin shed, with electric fittings, water pipe, tap, reservoir with fittings, fixtures, windows, doors and all easement rights with all and entire right. Four Boundaries : (Pg-5) (5) (T.I. of Srimati Padmasana Devi by the pen of Amarendra Mohan Bandopadhyay) Four boundaries - North - House of Shri Suresh Chandra Sanyal, East - House of Shri Sukumar Lahiri, South - Deodar Street, West - Premises Nos. 15/A, 15/B and 15/1, Deodar Street Approximate value of property - Rs.15000/- Rupees Fifteen thousand. Scribe - Shri Subhash Kumar Bandopadhyay No.42, Maniktala Main Road Explained the contents of this Document to the executant - Amarendra Mohan Banerjee Pleader - Witness - Shri Gopendra Nath Sengupta 9/2 B Deodar Street, Shri Prafulla Kumar Chowdhury, 154, Deodar Street Sukumar Lahiri 13/A, Deodar Street, Ballygunge, Amarendra Mohan Banerjee Pleader, Judge's Court Alipore

Certified that single stamp of Rs.22/8 not being available I furnished the same so as to make up the required amount the stamps as follows: Serial nos. 627 Bst 627 B 2/82/ B22/82 Sd Chandi Charan Dey Stamp Vendor Judges Court Alipore 24 Parganas No. 676 dt. 27.3.45 27.3.45 valued at Rs. Fifteen only sold to A. M. Banerjee Judges Court Alipore Sd. Chandi Charan Dey Stamp Vendor Judges Court Alipore, 24 Parganas

Major Information of the Deed

Deed No :	I-1602-00587/2020	Date of Registration	21/01/2020
Query No / Year	1602-0000087885/2020	Office where deed is registered	
Query Date	16/01/2020 12:21:27 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980218169, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 6,86,66,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
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: Deodar Street, , Premises No: 13c, , 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			Bastu	8 Katha 8 Chatak		6,11,66,002/-	Property is on Road
Grand Total :				14.025Dec	0 /-	611,66,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	0/-	75,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		10000 sq ft	0 /-	75,00,000 /-	



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Sri Sri Iswar Lakshmi Mata Thakurani 13C, Deodar Street, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AABTI1499J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Private Limited 21/2, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AADCS5305E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia 21/2, Ballygunge Place, 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.:: BIZPR8842M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Projects Private Limited (as director)
2	Debapriya Sanyal Son of Late Prafulla Sanyal 13C, Deodar Street, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ALPPS1119J, Aadhaar No: 93xxxxxxxx5171 Status : Representative, Representative of : Sri Sri Iswar Lakshmi Mata Thakurani (as shebait)
3	Mr Abhijit Sanyal Son of Late Prabhat Kumar Sanyal 13C, Deodar Street, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ALRPS2725E, Aadhaar No: 95xxxxxxxx3147 Status : Representative, Representative of : Sri Sri Iswar Lakshmi Mata Thakurani (as shebait)
4	Mahua Sanyal Wife of Late Arijit Sanyal 13C, Deodar Street, P.O:- Bullygunge, 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.:: CQYPS9464E, Aadhaar No: 39xxxxxxxx2370 Status : Representative, Representative of : Sri Sri Iswar Lakshmi Mata Thakurani (as shebait)
5	Biswapriya Sanyal Son of Late Prafulla Sanyal 166 Arborway Boston , Ma 02130 United States , Oci No A 613120, P.S:- United States, , Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sri Sri Iswar Lakshmi Mata Thakurani (as shebait)

Identifier Details :

Name	Photo	Finger Print	Signature
Trilok Chand Naita Son of Late Mahabir Prasaad Naita 46 Sreedhar Roy Road, P.O:- Tijjala, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700039			
Identifier Of Satwic Vivek Ruia, Debapriya Sanyal, Mr Abhijit Sanyal, Mahua Sanyal, Biswapriya Sanyal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sri Sri Iswar Lakshmi Mata Thakurani	Swastic Projects Private Limited-3.50625 Dec
2		Swastic Projects Private Limited-3.50625 Dec
3		Swastic Projects Private Limited-3.50625 Dec
4		Swastic Projects Private Limited-3.50625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sri Sri Iswar Lakshmi Mata Thakurani	Swastic Projects Private Limited-2500.00000000 Sq Ft
2		Swastic Projects Private Limited-2500.00000000 Sq Ft
3		Swastic Projects Private Limited-2500.00000000 Sq Ft
4		Swastic Projects Private Limited-2500.00000000 Sq Ft

On 20-01-2020

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

Presented for registration at 20:45 hrs on 20-01-2020, at the Private residence by Satwic Vivek Ruia ,.

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 6,86,66,002/-

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

Execution is admitted on 20-01-2020 by Mahua Sanyal, shebait, Sri Sri Iswar Lakshmi Mata Thakurani (Others), 13C, Deodar Street, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Trilok Chand Naita, , Son of Late Mahabir Prasaad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Execution is admitted on 20-01-2020 by Biswapriya Sanyal, shebait, Sri Sri Iswar Lakshmi Mata Thakurani (Others), 13C, Deodar Street, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Trilok Chand Naita, , Son of Late Mahabir Prasaad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Execution is admitted on 20-01-2020 by Satwic Vivek Ruia, director, Swastic Projects Private Limited (Private Limited Company), 21/2, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Trilok Chand Naita, , Son of Late Mahabir Prasaad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Execution is admitted on 20-01-2020 by Debapriya Sanyal, shebait, Sri Sri Iswar Lakshmi Mata Thakurani (Others), 13C, Deodar Street, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Trilok Chand Naita, , Son of Late Mahabir Prasaad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Execution is admitted on 20-01-2020 by Mr Abhijit Sanyal, shebait, Sri Sri Iswar Lakshmi Mata Thakurani (Others), 13C, Deodar Street, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Trilok Chand Naita, , Son of Late Mahabir Prasaad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-01-2020

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 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2020 5:26PM with Govt. Ref. No: 192019200154249851 on 16-01-2020, Amount Rs: 53/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 999764010 on 16-01-2020, 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 260/-, by online = Rs 74,760/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 565612, Amount: Rs.100/-, Date of Purchase: 30/07/2019, Vendor name: S MUKHERJEE
2. Stamp: Type: Impressed, Serial no 565611, Amount: Rs.100/-, Date of Purchase: 30/07/2019, Vendor name: S MUKHERJEE
3. Stamp: Type: Impressed, Serial no 243911, Amount: Rs.50/-, Date of Purchase: 30/07/2019, Vendor name: S MUKHERJEE
4. Stamp: Type: Impressed, Serial no 530267, Amount: Rs.10/-, Date of Purchase: 30/07/2019, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2020 5:26PM with Govt. Ref. No: 192019200154249851 on 16-01-2020, Amount Rs: 74,760/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 999764010 on 16-01-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 29729 to 29788

being No 160200587 for the year 2020.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2020.01.24 18:15:39 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/01/24 06:15:39 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)
