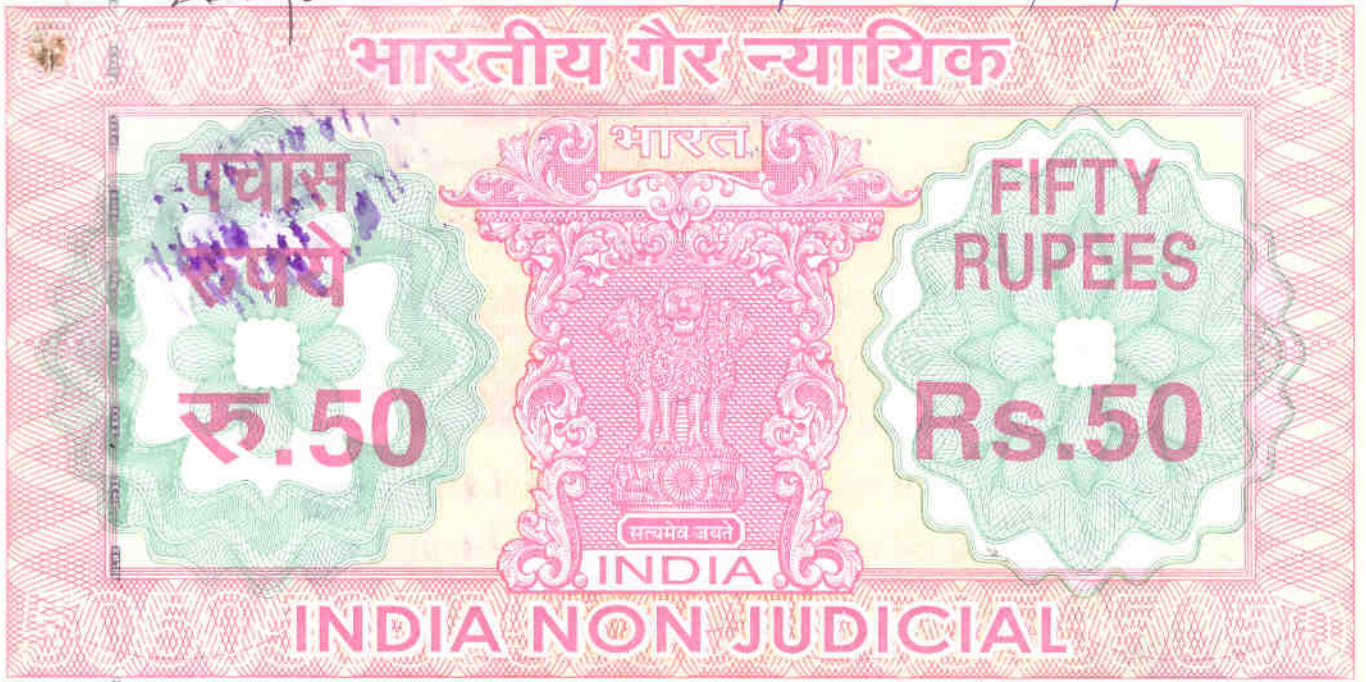


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23/11/2020  
Q-1497423/2020

For Specific Value Realty Pvt. Ltd.

Director

12/11

THIS AGREEMENT is made this 23<sup>rd</sup> day of November Two Thousand and Twenty  
 BETWEEN UTPAL BHATTACHARYYA (PAN AEDPB8604C & Aadhaar No. 9728  
 5243 2494) and HIMANSU BHATTACHARYYA (PAN ADZPB8838R & Aadhaar No.  
 6513 0017 3824), both sons of Late Bimal Chandra Bhattacharyya both resident

*[Handwritten signature]*

Certified that the document is duly registered. The signature shown in the document are the true and correct.

*[Handwritten signature]*  
 District Sub-Registrar,  
 Alipore, South 24 Parganas  
 24 NOV 2020

46757

SANJAN KUMAR RAID  
8, PIA Bldg, Sector 17, Gurgaon, Haryana

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
KS \_\_\_\_\_  
14 OCT 2020  
SURANJAN MAJUMDAR  
Licensed Stamp Vendor  
C. C. Court  
2, K. S. Roy Road, Kolkata

14 OCT 2020

14 OCT 2020

*[Handwritten signature]*



V. C. T. I

1482

For Swastic Vidrik Realty Pvt. Ltd.

*[Handwritten signature]*  
Director



V. C. T. I

1483

Utpal Bhattacharyya



V. C. T. I

1484

Himansu Bhattacharyya

*[Handwritten signature]*

District Sub-Registrar-V  
Alipore, South 24 Parganas

23 NOV 2020

*[Handwritten signature]*  
S/O - Jondav Mondal  
Vill + P.O. - Subhadgram I  
P.S. - Barcuipur  
Kest - 167

Indian nationals, both by faith Hindu, both retired, both presently residing at No. 30, Kabir Road, Kolkata – 700 026, PO & PS Kalighat hereinafter jointly referred to as the OWNER 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 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**:

WHEREAS:

A. By the Deed of Settlement dated 31<sup>st</sup> March 1970 and registered with the Joint Sub – Registrar, Alipore South 24 Parganas in Book No. 1, volume No. 36, pages 126 to 132 being No. 1496 for the year 1970 Asutosh Bhattacharjee as the Settlor transferred and conveyed unto and in favour of Nirmal Chandra Bhattacharjee and Ashutosh Bhattacharjee as the Trustee **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 03 cottahs and 03 chittacks be the same a little more or less together with the structures thereon lying situate at and/or being municipal premises No. 2A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge (hereinafter referred to as the said **PREMISES**) and in morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written in the manner and upon the terms as contained and recorded therein.

B. The said Nirmal Chandra Bhattacharjee died on 25<sup>th</sup> December 1975.



C. It was expressly provided under the said Deed of Settlement dated 31<sup>st</sup> March 1970 that

**"that in the event of death, incapacity, unwilling ness or resignation of any of the trustees, such vacancy may be filled in by the remaining trustee by appointing one and until such vacancy is filled in the remaining trustee shall act and function".**

D. The said Ashutosh Bhattacharjee continued to remain the sole trustee under the said Deed of Settlement dated 31<sup>st</sup> March 1970.

E. By an Indenture dated 23<sup>rd</sup> August 1989 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 247 in pages 80 to 84 being No. 10033 for the year 1989 whereby and wherein the said Ashutosh Bhattacharjee appointed Bimal Chandra Bhattacharya as the Trustee in place and stead of the said Late Nirmal Chandra Bhattacharjee in terms of the said Deed of Settlement dated 31<sup>st</sup> March 1970.

F. The said Ashutosh Bhattacharjee died on 6<sup>th</sup> April 1991.

G. It was also provided in the said Deed of Settlement dated 31<sup>st</sup> March 1970 that the Settlor shall be entitled

**"To sell or make a gift of any property or parts there of or to raise loans on security thereof, in respect of the property in the schedule or to sign seal and execute all deeds and documents which may be necessary in connection with the administration or disposition of the Trust hereby created".**

H. Thus, the said Bimal Chandra Bhattacharjee during his lifetime made and published his last will and testament dated 26<sup>th</sup> March 1999 whereby and wherein



the said Bimal Chandra Bhattacharjee made disposition of the said Premises as empowered under the said Deed of Settlement dated 31<sup>st</sup> March 1970, unto and in favour of his two sons namely Utpal Bhattacharyya and Himanshu Bhattacharyya and appointed both of them as the Executors.

- I. The said Bimal Chandra Bhattacharjee died testate on 11<sup>th</sup> October 2006.
- J. The said Utpal Bhattacharyya and Himanshu Bhattacharyya applied for and obtained the probate in respect of the last will and testament dated 26<sup>th</sup> March 1999 of the said Late Bimal Chandra Bhattacharjee from the Court of the Ld. Civil Judge (Jr. Division), 3<sup>rd</sup> Court, Alipore on 7<sup>th</sup> December 2009 in Case No. 44 of 2008.
- K. 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, lispensens, attachments, trusts, mortgages, suits, cases, tenancies, trespass, occupiers whatsoever and/or howsoever.
- L. The existing building and structures at the said Premises being dilapidated and old the Owner being desirous of causing the said Premises to be developed has 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.
- M. It has been agreed by and between the parties hereto that the said Premises shall be amalgamated with the adjoining conjoined municipal premises No. 4A, Kabir Road, Kolkata 700 026 PS Tollygunge whose undivided one third share is owned by Ratna Mitra and Shreyan Mitra who are also entering into and executing an agreement for development of the municipal premises No. 4A, Kabir Road, Kolkata 700 026 on this day upon the terms and conditions as contained



and recorded therein. The remaining undivided 2/3<sup>rd</sup> part and/or share into or upon the said municipal premises No. 4A, Kabir Road, Kolkata 700 026 is under the ownership of the Developer herein.

- N. The said Premises and the said municipal premises No. 4A, Kabir Road, Kolkata 700 026 is hereinafter for the sake of brevity jointly referred to as the said **PROPERTY**.

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

**ARTICLE-I-DEFINITIONS & INTERPRETATIONS**

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

- 1A.1 **ARCHITECT** shall mean and include such person or firm who may be appointed as architects of the building by the Developer.
- 1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Property in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Property.
- 1A.3 **OWNER** shall mean and include the Owner above named and shall include both of their respective heirs, executors, administrators, legal representatives and assigns;
- 1A.4 **DEVELOPER** shall mean and include the said **SWASTIC VIDRIK REALTY PRIVATE LIMITED** and its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.5 **COMMON FACILITIES/PORCTIONS** shall include paths, passages, stairways, elevator, water courses, drains, sewers, ultimate roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of



the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.

- 1A.6 **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.7 **CARPET AREA** shall mean the space in the said New Building available for the exclusive and independent use and occupation of the Owners or the Developer exclusively, over and above the space demarcated for common facilities and services in the New Building
- 1A.8 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 03 cottahs and 03 chittacks be the same a little more or less together with certain structures standing thereon and all lying situate at and/or being municipal premises No. 2A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.9 **PROPERTY** shall mean and include the merged and amalgamated land comprising the said Premises and the contiguous premises No. 4A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge.
- 1A.10 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building on the said Property with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.11 **OWNER'S ALLOCATION** shall mean and include the 20% of the Constructed Space on the upper floors excepting the ground floor and so as to comprise of two equal sized flats both located on the front portion of the



second floor and the third floor of the said New Building together with right to park two medium sized motorcars in the open to sky area of the said Property together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I** of the **SECOND SCHEDULE** hereunder written.

1A.12 **DEVELOPER'S ALLOCATION** shall mean and include all remaining flats on the 2<sup>nd</sup> floor and the third floor, the entire first floor and the entire fourth floor of the said New Building together with the entire ground floor including shops and car parking spaces after providing for the car parking for the Owners forming part of the Owner's Allocation as mentioned hereinabove whose brief details are morefully and particularly mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.

1A.13 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, epidemic, accumulation of rain water or any unforeseen weather condition, lockdown, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities.

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


1A.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 multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act.

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

- 1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B.2 Words denoting one gender include all other genders.
- 1B.3 Words denoting singular include the plural and vice versa.
- 1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs 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

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

2.1 At or before the execution of this Agreement the Owner have jointly and severally assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this Agreement completely based upon the representations made by the Owner:

- a) The Owner are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owner thereof with a marketable title in respect thereof;
- b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, suits, cases, tenancies, trespass, occupiers whatsoever and/or howsoever;
- c) No suits or legal proceedings or prohibitory orders are pending and/or subsisting in respect of the title of the Owner and/or anything relating to and/or in respect of the said Premises and every part thereof;



- d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations;
- e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises;
- f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof;
- g) The freehold interest and/or ownership interest of the Owner into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner by way of security or additional security and/or otherwise in favour of any Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owner for any purpose whatsoever or howsoever and all original title deeds in respect of the said Premises are in the custody of the Owner themselves;
- h) The Owner have not entered into any agreement for sale and/or transfer in respect of the said Premises nor have any valid and/or subsisting agreement for development in respect of the said Premises or any part thereof;
- i) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owner and in respect of any outstanding rates taxes and outgoing the Owner shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses upto the date of delivery of possession of the said Premises;
- j) The Owner do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- k) The Owner are competent to enter into this Agreement and to carry out their respective obligations, as mentioned herein;



- l) The Owner are resident Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act;
- m) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owner have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

2.2 At or before the execution of this Agreement the Developer have assured and represented and warranted to the Owner as follows which has been relied upon fully by the Owner and the Owner have entered into this Agreement completely based upon the representations and warranties made by the Developer:

- a) The Developer is fully equipped to perform and honour all its obligations stipulated in this Agreement in a timely manner;
- b) The Developer shall comply with all applicable real estate regulations - prevailing in West Bengal on the date of execution of these presents, including but not limited to Kolkata Municipal Corporation Building Rules, 2020, for constructing the project, and shall not undertake any measures that could potentially delay or jeopardize the project;
- c) The Developer has conducted appropriate due diligence on the title of the adjoining contiguous premises No. 4A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge (hereinafter referred to as "**Contiguous Premises**"), and prima facie satisfied with the marketable title of the present owners of the said Contiguous Premises.

#### ARTICLE-III-PERMISSION TO CONSTRUCT

3. That in pursuance of the said Agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owner doth hereby appoint



the Developer as the exclusive Developer/Promoter for undertaking the development of the said Premises.

#### ARTICLE-IV-PLANS & OTHERS

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



4.5 The Developer shall submit all applications, plans and other papers and documents for the purposes as mentioned herein. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the said New Building including but not limited to taking out lift license shall also be borne and paid by the Developer exclusively and the Owner shall not be required to contribute any amount in this regard.

4.6 The said New Building will be constructed erected and completed in accordance with the specification detailed out in the **THIRD SCHEDULE** hereunder written. HOWEVER, in the event the Developer decides 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 or quality as what have been detailed out hereunder.

4.7 In case any additional work is undertaken by the Developer in or relating to the Owners' Allocation or any additional facility or utility for the Owner's Allocation or any part thereof is provided by the Developer at the written request of the Owner, the Owner shall be liable to and agree to pay all charges for such additional work done and/or for any such additional facility/utility provided by the Developer. Provided, no additional work shall be undertaken and/or no additional facility or utility shall be provided by the Developer in or in relation to the Owners' Allocation, unless a specific instruction in writing to that effect is given by the Owner to the Developer during the construction of the said New Building.

#### **ARTICLE-V-COST OF CONSTRUCTION/COMPLETION**

5.1 The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services,



amenities fittings, fixtures, all overheads regarding construction, price rise in the 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. which may be required till the completion of New Building.

#### **ARTICLE- VI-SPACE ALLOCATION**

- 6.1 The Owner's Allocation is detailed out in **PART – I** of the **SECOND SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 6.2 Both the Owner and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the other party shall be required.
- 6.3 The Developer shall be entitled to have the first floor of the said New Building to be sanctioned for any commercial usage and the Owner has got no objection to the same and hereby accord their consent and concurrence towards the same.
- 6.4 In the event of any shops being got sanctioned on the ground floor of the said New Building the same shall belong to the Developer exclusively and the Owner shall not claim any area and/or amount and/or demand anything in respect thereof and all such shops shall form part of the Developer's Allocation exclusively.
- 6.5 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor i.e. the 5<sup>th</sup> floor, over the proposal of ground plus four floors the same shall be shared in the ratio of 25:75 between the Owner and the Developer i.e. 25% of the constructed space shall belong exclusively to the Owner jointly and 75% thereof shall belong exclusively to the Developer. And it is also hereby agreed by and between the parties hereto that in the event of the additional floor



being sanctioned then in that event the corresponding time period for construction and completion in terms hereof shall stand extended by 06 (six) months over and above the time period as mentioned hereinafter.

#### **ARTICLE-VII- DELIVERY OF POSSESSION**

- 7.1 The Owner have in part performance of their obligation delivered the vacant, peaceful and khas possession of the said Premises unto and in favour of the Developer.
- 7.2 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 New Building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owner's Allocation.
- 7.3 The Developer hereby agrees to complete the construction of the building within 30 (thirty) months from the date of receipt of vacant and khas possession of the said Property in its entirety or sanction of the building plan by the Kolkata Municipal Corporation (whichever event shall happen later shall be the basis) (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owner's Allocation. Time shall be the essence of this agreement.
- 7.4 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owner's Allocation is delivered and/or caused to be delivered upon completion of the same as aforesaid. However, it shall not deter the Developer from making





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

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

#### **ARTICLE -VIII- ARCHITECTS, ENGINEERS, ETC**

- 8.1 For the purpose of development of the said Premises and Property, the Developer alone shall be responsible to appoint the Architect for the said New Building, and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the New Building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final conclusive and binding on the parties.
- 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.



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**).


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

#### ARTICLE -VIII- ARCHITECTS, ENGINEERS, ETC

- 8.1 For the purpose of development of the said Premises and Property, the Developer alone shall be responsible to appoint the Architect for the said New Building, and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the New Building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final conclusive and binding on the parties.
- 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.



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 third-party claims actions or proceedings thus arising.
- 9.3 The Developer shall also indemnify and keep the Owner indemnified and held harmless for any and/or all losses suffered on account of any defective workmanship by the Developer in construction of the New Building.
- 9.4 The Developer shall also indemnify and keep the Owner adequately indemnified and held harmless for the Developer's inability to construct the New Building in the manner as envisaged in this Agreement within estimated time frame for whatsoever reason (save and except Force Majeure).
- 9.5 The Owner doth hereby as and by way of negative covenants undertake to the Developer:
- a. Not to enter into any agreement for sale, lease, development or otherwise create any third-party interest in the said Premises, or any part thereof without the consent in writing of the Developer, save and except the Owner's Allocation in the said New building as herein mentioned.
  - b. Not to induct any person as a tenant or otherwise into or upon the said Premises save and except the Owner's Allocation in the said New building as herein mentioned.
- 

**ARTICLE-X-TAXES MAINTENANCE ETC**

- 10.1 The Owner and the Developer shall pay all rates & taxes in the ratio of 25:75 on and from the date of commencement of the construction of the said New Building and prior to that the Owner shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises or 50% of the taxes in respect of the said Property.
- 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 on and from the said Date of Possession. On 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 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.
- 10.4 After the said New Building is completed and the Owner's Allocation is delivered the Developer and the Owner shall form an Association of the Owner/ occupants of the various flats in the said New Building with such rules and regulations as the Developer shall think fit and proper and the Owner and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.
- 10.5 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject



however to the Owner making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owner the Owner shall not be entitled and hereby agrees not to avail of any of the services.

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

#### **ARTICLE-XI-OBLIGATION OF THE DEVELOPER**

11.1 Notwithstanding what is stated hereinabove, and notwithstanding the formation of the Flat Owners' Association in the New Building, Developer undertakes to carryout major repairs in respective of defective workmanship in the New Building by the Developer for a period of one year from the Date of Possession without any cost to the Owner, provided such defect is not outcome of or attributable to natural wear and tear and/or usage by the occupants in the New Building.

#### **ARTICLE-XII-OBLIGATION OF THE OWNER**

12.1 The Owner shall be liable for payment of all amounts towards GST, and/or any other taxes, levies, outgoing whatsoever that may be imposed by any authority and/or government, Central, State, Local in respect of the Owner's Allocation only.

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



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

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

#### **ARTICLE-XIII- MUTUAL OBLIGATION**

13.1 The Owner and the Developer hereby agree and covenant with each other not to violate or contravene any of the provisions of rules applicable for construction of the said New Building at the Property.

13.2 The Owner and the Developer hereby agree and covenant 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 Property.

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

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

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

**ARTICLE-XIV-BREACH AND CONSEQUENCES**

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

**ARTICLE - XV – JURISDICTION**

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

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(PREMISES)**

**ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 03 cottahs and 03 chittacks be the same a little more or less together with the some erections thereon and all lying situate at and/or being municipal premises No. 2A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation in the District of 24 Parganas (S), Sub-Registry Alipore and is butted and bounded in the manner following: -

ON THE NORTH: By Kabir Road;

ON THE SOUTH: By municipal premises No. 139, S. P. Mukherjee Road;

ON THE EAST: By municipal premises No. 4A, Kabir Road;

ON THE WEST: By municipal premises No. 137, S. P. Mukherjee Road;

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

THE SECOND SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART – I      **Owner's Allocation**

1. The two flats of equal size on the front portion of the second floor and the third floor of the said New Building and being aggregate of 20% of the total constructed area on upper floors;
2. Right to park two medium sized motorcars in the open to sky area of the said Property;

PART – II      **DEVELOPER'S ALLOCATION**

1. 80% constructed area on upper floors i.e. all remaining flats/units/ apartments /spaces on all other floors of the said New Building after providing for the Owner's Allocation as above;
2. All remaining car parking spaces and areas including commercial areas of the ground floor of the said New Building after providing for the car parking for the Owner as hereinbefore stated;





THE THIRD SCHEDULE ABOVE REFERRED TO

## (SPECIFICATIONS)

- Structure : Building designed on RCC frame & foundation conforming to Indian Standards & National Building Code and AAC or traditional bricks;
- Internal Walls : White cement punning over cement plastering;
- Doors locks: : Wooden frame with pre-laminated flush doors with cylindrical locks;
- Windows : Powder Coated Aluminum frame & sliding with glassed panel;
- Flooring : Indian Marble/Vitrified tiles flooring in the rooms upto Rs.65/- per sq. ft., anti-skid tile flooring in Kitchen, Toilet & Balcony, Black stone 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 concealed hot & cold-water pipeline, CP & Sanitary ware of Hindware;
- Electrical : Concealed Copper wiring of Havells make provided from ground floor upto each unit with adequate electrical points with modular switches of Havells make;
- Water : Round the clock water supply through KMC;
- Lift : Adequate capacity of reputed make;
- Power Back Up : Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
- Security : Electronic PBX connection to each unit, & CCTV for round the clock surveillance;
- Exterior : Aesthetically designed front façade;
- Ground floor lobby: Decorated facade of Lift & lobby;
- Others : Common toilet for servants;  
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

Uttal Bhattacharyya

in the presence of:

Hirmanjori Bhattacharyya

1) Sibi Mondal  
21/2, Ballygunge Place  
KOL-19

2) Pradeep Ray  
Slip on Police Court  
KOL-27.

Mainak Bhattacharyya  
30, Kabir Road  
KOL-26

SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

For Swastic Vidrik Realty Pvt. Ltd.  
  
Director

1) Sibi Mondal

2) Pradeep Ray

Drafted by:  
Dilip Kumar Goel, Advocate  
F/893/798/99  
Alipore Court South 24 Parganas

**SPECIMEN FORM FOR TEN FINGERPRINTS**

PHOTO

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



*Wes - Bhattacharya*

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



*Himanshu Bhattacharya*

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



*Sushant*

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

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

v-toben

19-202021-013970443-1

Payment Mode Online Payment

Date: 17/11/2020 18:10:30

Bank : HDFC Bank

SRN : 1293487267

BRN Date: 17/11/2020 18:11:39

DEPOSITOR'S DETAILS

Id No. : 2001497423/1/2020  
[Query No./Query Year]

Name : SWASTIC VIDRIK REALTY PVT LTD

Contact No. : Mobile No. : +91 9831412399

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	2001497423/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2001497423/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				40041

In Words : Rupees Forty Thousand Forty One only

अचार्ड लेखा संख्या PERMANENT ACCOUNT NUMBER  
ADZPB8838R



नाम NAME  
HIMANSU BHATTACHARYYA

पिता का नाम FATHER'S NAME  
BIMAL CHANDRA BHATTACHARYYA


जन्म तिथि DATE OF BIRTH  
28-08-1951

हस्ताक्षर / SIGNATURE  
*Himansu Bhattacharyya*

*B. Das*  
अधिकार अंक १३ XI  
COMMISSIONER OF INCOME TAX, W.B.

*Himansu Bhattacharyya*

स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER  
AEDPB8604C

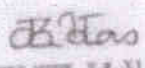


नाम NAME  
UTPAL BHATTACHARYYA

पिता या माता का नाम FATHER'S NAME  
BIMAL CHANDRA BHATTACHARYYA

जन्म तिथि DATE OF BIRTH  
20-04-1950

प्रत्यक्ष हस्ताक्षर  
Utpal Bhattacharyya



आयकर अधीक्षक, व.स. 11  
COMMISSIONER OF INCOME TAX, W.S.

Utpal-Bhattacharyya

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19835/02254

To  
উত্পল ভট্টাচার্য  
Utpal Bhattacharyya  
30 KABIR ROAD  
KALIGHAT, Kalighat S.O  
Kalighat, Kokata  
West Bengal 700026

MN155213232DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :  
**9728 5243 2494**  
আধার - সাধারণ মানুষের অধিকার

শ্রীমত সরকার  
GOVERNMENT OF INDIA

উত্পল ভট্টাচার্য  
Utpal Bhattacharyya  
পিতা : বিমল চন্দ্র ভট্টাচার্য  
Father : BIMAL CHANDRA BHATTACHARYYA  
জন্ম বর্ষ / Year of Birth : 1950  
মুদ্রা / Note

9728 5243 2494

Utpal Bhattacharyya



ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাঙ্কিত আইডি/Enrollment No.: 1040/19835/07257

কো  
বিভাগে ভূমিকাঙ্কিত  
Himansu Bhattacharyya  
31 KABIR ROAD  
KALIGHAT, Kalighat S.O  
Kalighat, Kolkata  
West Bengal 700026



MN156197999DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6513 0017 3824**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



হিমালয় ভট্টাচার্য  
Himansu Bhattacharyya  
পিতা : বিনয় চন্দ্র ভট্টাচার্য  
Father : BIMAL CHANDRA BHATTACHARYYA  
জন্ম তারিখ / Year of Birth : 1957  
পুরুষ / Male

**6513 0017 3824**



আধার - সাধারণ মানুষের অধিকার

*Himansu Bhattacharyya*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AALCS0043B



26102020

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Registration of 2A Kabis Road.

कंपनी नाम  
SWASTIC VIDRIK REALTY PRIVATE  
LIMITED

गठन / मंजूर होने की तिथि  
Date of Incorporation / Formation  
10/07/2007

For Swastic Vidrik Realty Pvt. Ltd.

Director

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

आयकर पैन सेवा इकाई, एन एस डी यूएल  
चीची मकिल, 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

স্বাক্ষরিত সনদ

নামকৃত ব্যক্তি/সংস্থা

Sawik Vivek Prasad  
জন্ম তারিখ/ DOB: 1979-07-10  
লিঙ্গ - MALE



3759 4046 5326

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF ~~Registration of 2A~~ Korbir Road.

স্বাক্ষরিত আধার, আধার পরিচয়

4

भारतीय विविट महान प्राधिकरण  
REGISTRATION AUTHORITY OF INDIA

Address

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



www.registration.gov.in

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

भारत सरकार  
वित्त विभाग  
INCOME TAX DEPARTMENT

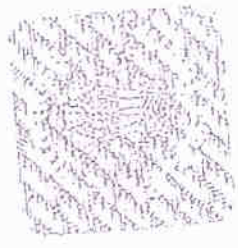


भारत सरकार  
GOVT. OF INDIA

SATWIC V RUIA  
VIVEK RUIA

1510711994  
Permanent Account Number  
BIZPR3842M

  
Signature



08082012



THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Registration of A Kabin Road.





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

JTK3837937



নির্বাচকের নাম : সিসির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

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

*Sisir Mondal*

JTK3837937

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

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

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

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







0202007






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16302001497423/2020

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 Utpal Bhattacharyya 30 Kabir Road Kolkata, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			Utpal Bhattacharyya 23.11.2020
2	Mr Himansu Bhattacharyya 30 Kabir Road Kolkata, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			Himansu Bhattacharyya 23.11.2020
3	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 ]			Satwic Vivek Ruia 23/11/2020

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700147	Mr Utpal Bhattacharyya, Mr Himansu Bhattacharyya, Mr Satwic Vivek Ruia			

(Krishnendu Talukdar)

DISTRICT SUB-  
REGISTRAR

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

### Major Information of the Deed

Deed No :	I-1630-02577/2020	Date of Registration	24/11/2020
Query No / Year	1630-2001497423/2020	Office where deed is registered	
Query Date	17/11/2020 5:40:58 PM	1630-2001497423/2020	
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. 1,75,31,623/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabir Road, , Premises No: 2A, , Ward No: 087 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 3 Chatak		1,75,31,248/-	Property is on Road
<b>Grand Total :</b>				<b>5.2594Dec</b>	<b>0/-</b>	<b>175,31,248 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1 Sq Ft.	0/-	375/-	Structure Type: Structure
Gr. Floor, Area of floor : 1 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Up to Foundation					
<b>Total :</b>		<b>1 sq ft</b>	<b>0/-</b>	<b>375/-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Utpal Bhattacharyya</b> Son of Late Bimal Chandra 30 Kabir Road Kolkata, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxx4C, Aadhaar No: 97xxxxxxx2494, Status :Individual, Executed by: Self, Date of Execution: 23/11/2020 , Admitted by: Self, Date of Admission: 23/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2020 , Admitted by: Self, Date of Admission: 23/11/2020 ,Place : Pvt. Residence

**Himansu Bhattacharyya**

Son of Late Bimal Chandra Bhattacharyya 30 Kabir Road Kolkata, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx8R, Aadhaar No: 65xxxxxxxx3824, Status :Individual, Executed by: Self, Date of Execution: 23/11/2020  
 , Admitted by: Self, Date of Admission: 23/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2020  
 , Admitted by: Self, Date of Admission: 23/11/2020 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Swastic Vidrik Realty Private Limited</b> 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	<b>Mr Satwic Vivek Ruia (Presentant )</b> 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.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Vidrik Realty Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sisir Mondal</b> Son of Mr Jadav Mondal Subhashgram, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700147			
Identifier Of Mr Utpal Bhattacharyya, Mr Himansu Bhattacharyya, Mr Satwic Vivek Ruia			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Utpal Bhattacharyya	Swastic Vidrik Realty Private Limited-2.62969 Dec
2	Mr Himansu Bhattacharyya	Swastic Vidrik Realty Private Limited-2.62969 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Utpal Bhattacharyya	Swastic Vidrik Realty Private Limited-0.50000000 Sq Ft
2	Mr Himansu Bhattacharyya	Swastic Vidrik Realty Private Limited-0.50000000 Sq Ft





23-11-2020

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

Presented for registration at 18:05 hrs on 23-11-2020, at the Private residence by Mr 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 1,75,31,623/-

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

Execution is admitted on 23/11/2020 by 1. Mr Utpal Bhattacharyya, Son of Late Bimal Chandra, 30 Kabir Road Kolkata, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 2. Mr Himansu Bhattacharyya, Son of Late Bimal Chandra Bhattacharyya, 30 Kabir Road Kolkata, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

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

Execution is admitted on 23-11-2020 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 Sisir Mondal, , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service



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

On 24-11-2020

**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 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2020 6:11PM with Govt. Ref. No: 192020210139704431 on 17-11-2020, Amount Rs: 21/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1293487267 on 17-11-2020, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

It is certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50/-, by  
Total = Rs 40,020/-

**Description of Stamp**

Stamp: Type: Impressed, Serial no 46947, Amount: Rs.50/-, Date of Purchase: 14/10/2020, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2020 6:11PM with Govt. Ref. No: 192020210139704431 on 17-11-2020, Amount Rs: 40,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1293487267 on 17-11-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 163002577 for the year 2020.



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2020.11.27 15:12:00 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/11/27 03:12:00 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)