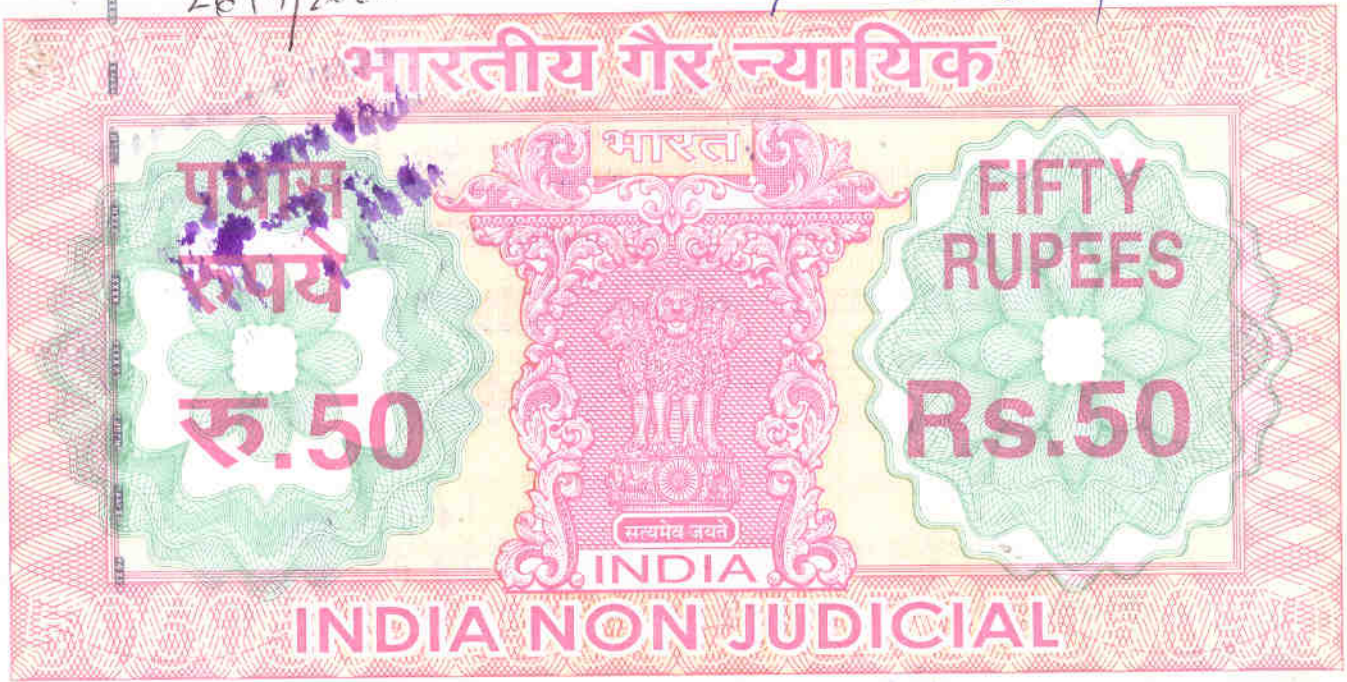


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Certified that the document is admitted for registration. The signatures and endorsements on the sheets and documents are the part of the document.

*[Signature]*  
District Sub-Registrar  
Alinore, South 24 Parganas

25 NOV 2020

THIS AGREEMENT is made this 23<sup>rd</sup> day of November Two Thousand and Twenty  
 BETWEEN RATNA MITRA (PAN BRJPM8616B & Aadhaar No. 7425 8685 5916)  
 wife of Late Samir Kumar Mitra by occupation Housewife, and SREYAN MITRA  
 (PAN BGPPM1749A & Aadhaar No. 505439119253) son of Late Samir Kumar Mitra

*[Signature]*

hbhb

SANJAY KINER RAID  
8, Old ...  
Kolkata - 700 001

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_  
RS: \_\_\_\_\_  
14 OCT 2020  
SURANJAN NIKHIL JEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Pochi

ESK

V. C. T. I  
1482



For Swastic Vidya Realty Pvt. Ltd.

ESK  
Director

14 OCT 2020  
14 OCT 2020



V. C. T. I  
1485

Ratna Mitra



Handwritten signature of District Sub-Registrar-V

District Sub-Registrar-V  
Alipore, South 24 Parganas



V. C. T. I  
1486


Sreyan Mishra

23 NOV 2020

Widow Mondal  
S/O - Jadar Mondal  
Vill+P.O. - Subhasgram  
P.S. - Barasipur  
Tel - 147.

by occupation Business, both Indian nationals and both by faith Hindu both presently residing at No. 128A, Rashbehari Avenue, Flat No. 2E1, Rajkamal Building, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge hereinafter 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 an Indenture dated 29<sup>th</sup> June 1956 and registered with the Sub – Registrar, Sealdah in Book No. I, volume No. 27 in pages 246 to 249 Being No. 1696 for the year 1956 United Bank of India sold transferred and conveyed unto and in favour of Maya Mitra **ALL THAT** the piece and parcel of land containing by ad-measurement an area of about 03 (three) and 2 ½ ( Two & One Half) chittacks be the same a little more or less lying situate at and/or being premises No. 4A, Kabir Road, Kolkata (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.
- B. The said Maya Mitra constructed a partly three and partly four storied building and other structures thereon (hereinafter the land with building and structures is referred to as the said **PREMISES**) and is more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder. 



District Sub-Registrar-V  
Alipore, South 24 Parganas

23 NOV 2020

C. The said Maya Mitra was during her lifetime governed by the Dayabhaga school of Hindu Law died intestate on 23<sup>rd</sup> March 2011 leaving behind her surviving her two sons namely Samir Kumar Mitra and Shankar Mitra and one daughter namely Indrani Mitra as her only surviving legal heirs and/or representatives since her husband namely Hari Prasanna Mitra predeceased her on 09<sup>th</sup> February 1992.

D. The said Samir Kumar Mitra was during his lifetime governed by the Dayabhaga school of Hindu Law died intestate on 11<sup>th</sup> September 2015 leaving behind him surviving his wife Ratna Mitra and only son namely Shreyan Mitra as his only surviving legal heirs and/or representatives.

E. Thus, pursuant to the above the following are presently having following shares, into or upon the said Premises: -

i. Shankar Mitra	1/3 <sup>rd</sup>
ii. Indrani Mitra	1/3 <sup>rd</sup>
iii. Ratna Mitra & Shreyan Mitra	1/3 <sup>rd</sup>

F. The said Premises is presently under an occupation of various tenants (hereinafter collectively referred to the said **TENANTS**) whose details are morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written.

G. By the deed of conveyance dated 09<sup>th</sup> November 2020 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I the said Shankar Mitra sold transferred and conveyed unto and in favour of the Developer herein therein referred to as the Purchaser **ALL THAT** the undivided one – third part and/or share into or upon the said Premises free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, suits, cases, whatsoever

and/or howsoever for the consideration and in the manner as contained and recorded therein.

- H. By the deed of conveyance dated 09<sup>th</sup> November 2020 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I the said Indrani Mitra sold transferred and conveyed unto and in favour of the Developer herein therein referred to as the Purchaser **ALL THAT** the undivided one – third part and/or share into or upon the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, suits, cases, whatsoever and/or howsoever for the consideration and in the manner as contained and recorded therein.
- I. The Owners herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the undivided one – third part and/or share into or upon the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, suits, cases, whatsoever and/or howsoever.
- J. 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.
- K. It has been agreed by and between the parties hereto that the said Premises shall be amalgamated with the adjoining conjoined municipal premises No. 2A, Kabir Road, Kolkata 700 026 PS Tollygunge owned by Utpal Bhattacharyya and Himansu Bhattacharyya who are also entering into and executing an agreement for development of the municipal premises No. 2A, Kabir Road, Kolkata 700 026 on this day upon the terms and conditions as contained and recorded therein.



- L. The said Premises and the said municipal premises No. 2A, 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/PORIONS** 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 (three) and 2 ½ ( Two & One Half) chittacks be the same a little more or less together with three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 4A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge 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 25% of the Constructed Space on the upper floors i.e. the entire one floor of the ground plus four storied proposed building and being the entire fourth floor of the said New Building together with space to park two medium sized motorcars in the covered area of the said New Building together with 25% of the shop/





showroom space on the ground floor of the said New Building together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I** of the **THIRD SCHEDULE** hereunder written.

1A.12 **DEVELOPER'S ALLOCATION** shall mean and include the 75% of the Constructed Space on the upper floors i.e. the entire three floors of the ground plus four storied proposed building and being i.e. the first floor, the second floor and the third floor of the said New Building together with all remaining the entire ground floor including shops and car parking spaces after providing for the two car parking spaces and 25% of the shop space for the Owners forming part of the Owner's Allocation as mentioned hereinabove, details of all are morefully and particularly mentioned and described in **PART – II** of the **THIRD 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 or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.

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, 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. 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) Save and except the said Tenants as mentioned herein, there is no other occupier/trespasser and/or tenant at the said Premises and the entire second floor is in vacant peaceful and khas possession of the Owner herein exclusively.
- h) The freehold interest and/or ownership interest of the Owner into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner by way of security or additional security and/or otherwise in favour of any Bank, Financial Institution or any person, firm, 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;
- i) 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;
- j) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owner and in respect of any outstanding rates taxes and outgoing the Owner shall keep the Developer indemnified against all actions suits proceedings



- and costs charges and expenses upto the date of delivery of possession of the said Premises;
- k) The Owner do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
  - l) The Owner are competent to enter into this Agreement and to carry out their respective obligations, as mentioned herein;
  - m) 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;
  - n) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owner 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 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 cause to have the said Property having two separate municipal holding Nos. to be amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation and for that the Owner shall sign, execute and register all necessary deeds, documents, instruments, plans, applications, forms and others as shall be necessary or be required.
- 4.2 The Developer shall at its own costs cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Property however the Developer




shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project.

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

4.4 The Developer acting on behalf of and as the Attorney of the Owner shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the said New Building on the said Property.

4.5 The Developer shall submit in the name of the Owner 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 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 **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. 

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

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

5.1 The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities fittings, fixtures, all overheads regarding construction, price rise in the 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 – TENANTS**

6.1 The said Tenants as mentioned in the **SECOND SCHEDULE** hereunder written shall be settled and got vacated by the Owner at their own costs and account.

6.2 In the event of any amount is required to be paid and/or borne for vacating any or all of the said Tenants the same shall be to the account of the Owner exclusively and should any area be required to be provided the same shall be provided out of the Owners' Allocation exclusively.

6.3 If the Owners fail to settle the said Tenants or any of them within six months herefrom, then in that event the Developer shall be entitled to and is hereby authorised by the Owners to settle the said Tenants at the cost and account of the Owners in the manner as mentioned in clause 6.2 hereinabove and the settlement made with all of the said Tenants by the Developer shall be final, conclusive and binding upon the Owners.

6.4 As and when any of the said Tenants vacate the said Premises, the possession of those portions that were under the occupation of the said Tenants shall be



delivered to the Developer who shall hold and possess the same until demolition of the existing building at the said Premises in terms hereof.

#### **ARTICLE- VII-SPACE ALLOCATION**


- 7.1 The Owner's Allocation is detailed out in **PART – I** of the **THIRD SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **THIRD SCHEDULE** hereunder written.
- 7.2 Both the Owner and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the other party shall be required.
- 7.3 The Developer shall be entitled to have the first floor of the said New Building to be sanctioned for any commercial usage and the Owner has got no objection to the same and hereby accord their consent and concurrence towards the same.
- 7.4 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% shall belong exclusively to the Owner jointly and 75% 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-VIII- DELIVERY OF POSSESSION**

- 8.1 The Owner have in part performance of their obligation delivered the vacant, peaceful and khas possession of the second floor of the existing building at the said Premises unto and in favour of the Developer.





- 8.2 Upon receipt of the possession of the entirety of the said Premises the Developer shall be entitled to demolish the existing building and structures standing thereon and all proceeds thereof shall belong exclusively to the Developer and the Owner shall have no claim and/or right thereupon.
- 8.3 The 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.
- 8.4 The Developer hereby agrees to complete the construction of the building within 30 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.
- 8.5 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owner's Allocation is delivered and/or caused to be delivered upon completion of the same as aforesaid. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owner fail and/or neglect to take possession of the Owner's Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**)
- 

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


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

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

9.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint the Architect for the said 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.

9.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.

#### **ARTICLE-X-INDEMNITY**

10.1 The Owner shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owner and shall always keep the Developer indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises. 

10.2 The Developer shall be fully responsible for any deviation or un-authorised construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner against all losses liabilities costs or third-party claims actions or proceedings thus arising.

10.3 The Owner doth hereby as and by way of negative covenants undertake to the Developer:

- a. Not to enter into any agreement for sale, lease, development or otherwise create any third-party interest in the said Premises, or any part thereof without the consent in writing of the Developer, save and except the Owner's Allocation in the said New building as herein mentioned.
- b. Not to induct any person as a tenant or otherwise into or upon the said Premises save and except the Owner's Allocation in the said New building as herein mentioned.

#### ARTICLE-XI-TAXES MAINTENANCE ETC

11.1 The 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.

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

Owner. 

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

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

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



- 12.2 The Owner shall grant a Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorising the Developer to represent the Owner before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till the completion of the project.
- 12.3 The Owner shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the building.
- 12.4 The Owner shall grant a registered power of attorney in favour of the Developer so as to enable its authorized signatories to sign execute and register all deeds of conveyances in respect of the Developer's Allocation only, in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.

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

- 13.1 The Owner and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Premises.
- 13.2 The Owner and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 13.3 The Owner and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of the others allocation in the said New Building at the said Premises.



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

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

#### **ARTICLE-XIV-BREACH AND CONSEQUENCES**

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

#### **ARTICLE - XV – JURISDICTION**

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

#### **THE FIRST SCHEDULE ABOVE REFERRED TO (PREMISES)**

**ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 01 cottah and 37.50 sq. ft. out of the total 03 (Three) cottahs and 2 ½ (Two & One Half) chittacks be the same a little more less together with the four storied (out of which ground to second floors pucca of 450 sq. ft. each, 60 years old, cemented floor and third floor tin shed of 300 sq. ft. covered area cemented floor) old dilapidated unsafe declared building and other structures standing thereon lying situate at and/or being municipal premises No. 4A, Kabir Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By Kabir Road: 

- ON THE EAST: By municipal premises No. <sup>6A</sup>6A, Kabir Road;
- ON THE WEST: By municipal premises No. <sup>2A</sup>2A, Kabir Road
- ON THE SOUTH: By municipal premises No.: <sup>139, S.P. Mukherjee road;</sup>139, 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**

**(TENANT)**

GROUND FLOOR	<ol style="list-style-type: none"> <li>1. <b>ANAND COMPANY (tenant):</b> Presently occupied by trespassers. Anand company doesn't exist anymore. Front portion of the existing building Occupying 500 sq feet approx. was paying rent @Rs.150/= per month long back</li> <li>2. <b>Nilkanta Chakraborty tailor shop (tenant):</b> Occupying 50 Sq. feet Approx, front portion of the existing building, Rent Rs.50/= per month.</li> <li>3. <b>SHASTI CHARAN PAL (Tenant):</b> Occupying 100 Square feet behind the tenant No 2 Rent, Rs.300/= per month.</li> <li>4. <b>Mrs. Rita Mukherjee (Tenant):</b> Occupying 1 room of 60 square feet and two other rooms as trespassers. Rent Rs.250/= per month.</li> <li>5. <b>Ranjit Singh (tenant):</b> Occupying 1 room of 50 square feet with in the building structure and 2 od 50 square feet rooms of the temporary structure situated at the end of the Building, Rent Rs.30/= per month.</li> <li>6. <b>Rangalal Prasad (Tenant):</b> Occupying 50 Square feet on the ground of the temporary structure, Rent Rs.300/= per month.</li> </ol>
FIRST FLOOR	<ol style="list-style-type: none"> <li>1. <b>TRESPASSER:</b> occupying 500 square feet.</li> <li>2. <b>Ashok Kr. Banerjee (Tenant):</b> Rear side Rent Rs.50/= per month.</li> </ol>
THIRD FLOOR	<b>Jitendra Lal Bavishi (Tenant):</b> Rent Rs.1283/= per month.

*BT*

*Sujanta*

*Ratna Mukherjee*

THE THIRD SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

**PART – I      Owners' Allocation**

1. The 25% of the Constructed Space on the upper floors i.e. the entire one floor of the ground plus four storied proposed building and being the entire fourth floor of the said New Building;
2. The Space to park two medium sized motorcars in the covered area of the said New Building
3. The 25% of the shop/ showroom space on the ground floor of the said New Building;
4. Undivided proportionate share in the land comprised in the said Premises;
5. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

**PART – II      DEVELOPER'S ALLOCATION**

1. The 75% of the Constructed Space on the upper floors i.e. the entire three floors of the ground plus four storied proposed building and being the entire first floor, second floor and third floor of the said New Building;
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;
3. The 75% of the shop/ showroom space on the ground floor of the said New Building;
4. Undivided proportionate share in the land comprised in the said Premises;
5. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;





**THE FOURTH 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 repute 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

in the presence of:

*Ratna Mitra*

*Bryan Mitra*

*17 Bidis Montal  
21/2, Ballygunge Place  
Kol-19*

*Mainak Bhattacharya  
30, Kabir Road  
KOL-26*

SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

*17 Bidis Montal*

*2) Grackup Bay  
Alipore Belice Court.  
Kol-27*

For Swastik Vidrik Realty Pvt. Ltd.

*[Signature]*

Director

*Drafted by:  
Dilip Kumar Goel, Advocate  
F/873/798/99  
Alipore Court, South 24 Parganas*

**SPECIMEN FORM FOR TEN FINGERPRINTS**

PHOTO

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



*Rabna Khatra*

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



*Sreyanshika*

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



*Pratik*

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



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

GRN: 19-202021-013785286-1 Payment Mode Online Payment  
GRN Date: 13/11/2020 16:08:02 Bank : HDFC Bank  
BRN : 1290296345 BRN Date: 13/11/2020 16:09:36

DEPOSITOR'S DETAILS

Id No. : 2001349227/4/2020  
[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 No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	2001349227/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	9760
2	2001349227/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Nine Thousand Seven Hundred Eighty One only **Total** 9781



ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21038/02538

To  
রমা মিত্র  
Ratna Mitra  
128 RASH BEHARI AVENUE  
Sarat Bose Road  
Sarat Bose Road  
Circus Avenue Kolkata  
West Bengal 700029

01/11/2013  
67735806



MN677358060FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7425 8685 5916**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

রমা মিত্র  
Ratna Mitra  
পিতা : দ্বিজেন্দ্র মোহন বসু  
Father : Dwijendra Mohan Bose  
জন্মতারিখ / DOB : 05/08/1954  
মহিলা / Female



**7425 8685 5916**

আধার - সাধারণ মানুষের অধিকার

Ratna Mitra

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 .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
128, রাসবিহারী আভিনিউ, শরৎ  
বোস রোড, শরৎ বোস রোড,  
কোলকাতা, পশ্চিম বঙ্গ, 700029

Address:  
128, RASH BEHARI AVENUE,  
Sarat Bose Road, Sarat Bose  
Road, Kolkata, West Bengal,  
700029

**7425 8685 5916**

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ratna Mitra



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 2017/00040/25583

To  
শ্রেয়ান মিত্র  
Sreyan Mitra  
S/O Samir Kumar Mitra  
128 Rashbehari Avenue  
Near Deshpriya Park Kolkata  
Sarat Bose Road Kolkata  
West Bengal 700029  
9903339387

17329871



UGI73298716IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5054 3911 9253**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



শ্রেয়ান মিত্র  
Sreyan Mitra  
জন্ম সাল / Year of Birth : 1988  
পুরুষ / Male



**5054 3911 9253**

আধার - সাধারণ মানুষের অধিকার

Sreyan Mitra

आयकर विभाग

INCOME TAX DEPARTMENT

RATNA MITRA

DWIJENDRA MOHAN BOSE

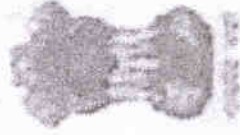
05/08/1954

Permanent Account Number

BRJPM8616B

Ratna Mitra

Signature



भारत सरकार

GOVT. OF INDIA



Ratna Mitra

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SREYAN MITRA

SAMIR KUMAR MITRA

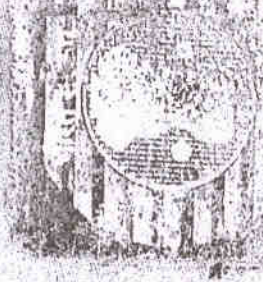
10/12/1988

Permanent Account Number

BGPPM1749A

*Sreyan Mitra*

Signature



*Sreyan Mitra*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AALCS0043B



THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Registration of 9A Kankar Road

कंपनी Name  
SWASTIC VIDRIK REALTY PRIVATE  
LIMITED

26102020

नियमन / सदन की तारीख  
Date of Incorporation / Formation  
10/07/2007

For Swastic Vidrik Realty Pvt. Ltd.

  
Director

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

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



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

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

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



भारत सरकार

GOVERNMENT OF INDIA



नामिक विवरण

Satwik Vivek Rupa

जन्मदिनांक / DOB: 15/07/1994

लिंग / GENDER: MALE



3759 4046 5326

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

আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address

ठिकाण: 21/2 बालीगुंज प्लेस, बालीगुंज, कोलकाता, पश्चिम बंगाल - 700019  
21/2 BALLYGUNGE PLACE, BALLYGUNGE, Kolkata; West Bengal - 700019



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

भारत सरकार  
GOVT. OF INDIA



सूचना विभाग  
INCOME TAX DEPARTMENT

SATWIC V RUIA  
VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR6842M

Signature



08062012

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Registration of AAKASH 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 পাড়া 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 ঠিকানাযে ভোটার পিঠে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

803-D/72



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 16302001349227/2020

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	Mrs Ratna Mitra 128A, Rashbehari Avenue, Kolkata, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Land Lord			Ratna Mitra 23.11.2020
2	Mr Sreyan Mitra 128, Rashbehari Avenue Kolkata, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Land Lord			Sreyan Mitra 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	Representative of Developer [Swastic Vidrik Realty Private Limited]			 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 Jadab Mondal Subhashgram, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700147	Mrs Ratna Mitra, Mr Sreyan Mitra, 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-1630-02601/2020	Date of Registration	25/11/2020
Query No / Year	1630-2001349227/2020	Office where deed is registered	
Query Date	14/10/2020 4:44:30 AM	1630-2001349227/2020	
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	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 63,79,108/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,110/- (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: 4A, , 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	1 Katha 37.5 Sq Ft		57,86,458/-	Property is on Road Encumbered by Tenant,
<b>Grand Total :</b>				<b>1.7359Dec</b>	<b>0 /-</b>	<b>57,86,458 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1650 Sq Ft.	0/-	5,92,650/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1650 sq ft</b>	<b>0 /-</b>	<b>5,92,650 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs Ratna Mitra</b>  Wife of Late Samir Kumar Mitra 128A, Rashbehari Avenue, Kolkata, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx6B, Aadhaar No: 74xxxxxxxx5916, 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</p>
2	<p><b>Mr Sreyan Mitra</b>  Son of Late Samir Kumar Mitra 128, Rashbehari Avenue Kolkata, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx9A, Aadhaar No: 50xxxxxxxx9253, 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</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><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</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><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)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Sisir Mondal</b>  Son of Mr Jadab Mondal  Subhashgram, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700147</p>			
Identifier Of Mrs Ratna Mitra, Mr Sreyan Mitra, Mr Satwic Vivek Ruia			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Ratna Mitra	Swastic Vidrik Realty Private Limited-0.867969 Dec
2	Mr Sreyan Mitra	Swastic Vidrik Realty Private Limited-0.867969 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Ratna Mitra	Swastic Vidrik Realty Private Limited-825.00000000 Sq Ft
2	Mr Sreyan Mitra	Swastic Vidrik Realty Private Limited-825.00000000 Sq Ft

On 11-11-2020

**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 63,79,108/-



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

On 23-11-2020

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

Presented for registration at 18:10 hrs on 23-11-2020, at the Private residence by Mr Satwic Vivek Ruia ,

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

Execution is admitted on 23/11/2020 by 1. Mrs Ratna Mitra, Wife of Late Samir Kumar Mitra, 128A, Rashbehari Avenue, Kolkata, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Mr Sreyan Mitra, Son of Late Samir Kumar Mitra, 128, Rashbehari Avenue Kolkata, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by Mr Sisir Mondal, , Son of Mr Jadab 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 Jadab 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

**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 by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2020 4:09PM with Govt. Ref. No: 192020210137852861 on 13-11-2020, Amount Rs: 21/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1290296345 on 13-11-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by online = Rs 9,760/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2020 4:09PM with Govt. Ref. No: 192020210137852861 on 13-11-2020, Amount Rs: 9,760/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1290296345 on 13-11-2020, 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**

**On 25-11-2020****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/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Draft Rs 300/-, by Stamp Rs 50/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 46946, Amount: Rs.50/-, Date of Purchase: 14/10/2020, Vendor name: Suranjan Mukherjee

**Description of Draft**

1. Draft(8554) No: 367247000465, Date: 25/11/2020, Amount: Rs.300/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



**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 163002601 for the year 2020.



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2020.11.27 14:56:33 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/11/27 02:56:33 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)