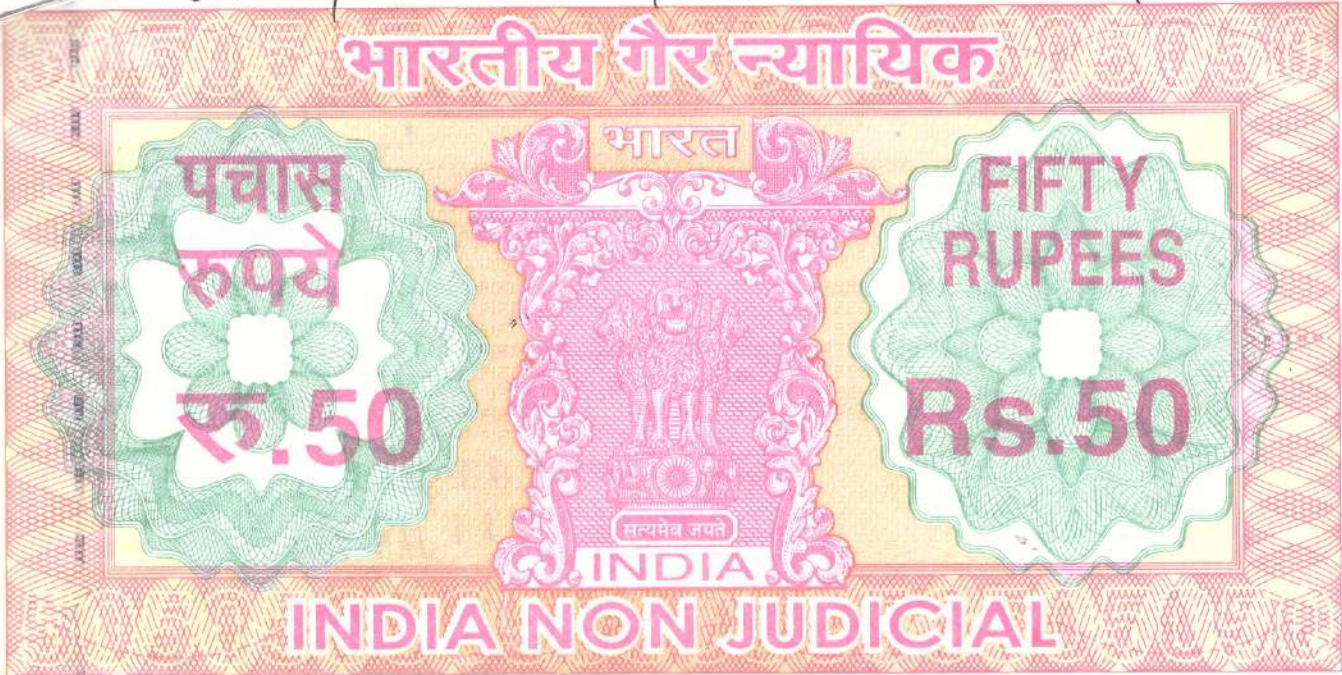


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10 MAY 2021

THIS AGREEMENT is made this 07th day of May Two Thousand and Twenty One **BETWEEN** **AVIJIT SARKAR** (PAN BFRPS3215N & Aadhaar No. 9898 2766 6234) son of Late Ajoy Kumar Sarkar an Indian national, by faith Hindu, by occupation Business presently residing at 55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge hereinafter referred

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11 JAN 2021
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Road, Kolkata

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

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DISTRICT SUP REGISTRAR-III
 KOLKATA

7 MAY 2021

Sibi Mondal
s/o. Jagan Mondal
Vill+P.O. - Subhasgram
P.S. Burdipur
Mallickpur
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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 herein represented by one of its directors, **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia and 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 08th January 1943 and registered with the District Sub Registrar Alipore in Book No. I, volume No. 2 in pages 202 to 204 being No. 106 for the year 1943 the Trustees for the Improvement of Calcutta sold transferred and conveyed unto and in favour of Babu Parshotam Das (Gujarati) **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 23 cottahs 12 chittacks and 32 sq. ft. be the same a little more or less lying situate at and/or being plot No. 236 of the surplus lands in Calcutta Improvement Scheme No. XLVII formed out of old premises Nos. 57, 57/1, 61, Monoharpukur Road and 1/1, Keyatola Lane and old roadway called Monoharpukur Road in Dihi Panchannogram, PS Tollygunge in the district of 24 Parganas (hereinafter referred to as the said **LARGER LAND**) for the consideration and in the manner as contained and recorded therein.
- B. The said Babu Parshottam Das (Gujarati) died intestate on 04th March 1971 leaving behind him surviving his wife namely Moti Bahu and an adopted son namely Gopal Das Gujarati.
- C. By an Indenture dated 23rd March 1973 and registered with the Joint Sub Registrar Alipore in Book No. I, volume No. 29 in pages 230 to 238 being No. 1332 for the year 1973 the said Moti Bahu and Gopal Das Gujarati sold transferred and conveyed unto and in favour of Bina Sarkar, Suranjan Sarkar, Chittaranjan Sarkar and Manoranjan Sarkar **ALL THAT** the piece or parcel of land measuring about 06 cottahs 08 chittacks and 16 sq. ft. be the



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DISTRICT SUB-REGISTRAR III
JORHAT, ASSAM
7 MAY 2021

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same a little more or less and being part or portion of the said Larger Land (hereinafter referred to as the **REMAINING LAND**) for the consideration and in the manner as contained and recorded therein.

- D. By an Indenture dated 28th September 1973 and registered with the Registrar of Assurances Calcutta in Book No. 1, volume No. 204 in pages 173 to 179 being No. 5896 for the year 1973 the said Bina Sarkar, Suranjan Sarkar, Chittaranjan Sarkar and Manoranjan Sarkar transferred and conveyed as and by way of absolute gift unto and in favour of Bhola Nath Nandy **ALL THAT** the demarcated piece or parcel of land measuring about 08 sq. ft. be the same a little more or less out of the said Remaining Land in the manner as contained and recorded therein.
- E. Inasmuch as pursuance to the above the said Bina Sarkar, Suranjan Sarkar, Chittaranjan Sarkar and Manoranjan Sarkar thus continued to remain the joint owners in respect of **ALL THAT** the piece or parcel of land measuring about 06 cottahs 08 chittacks and 08 sq. ft. be the same a little more or less and being the remaining portion of the said Remaining Land which has been numbered as municipal premises No. 134/2, Southern Avenue i.e. Dr. Meghnad Saha Sarani, Kolkata 700 029 PS Lake now Rabindra Sarobar in ward No. 86 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, debuttar, tenancies, trespass, pledge, collateral, guarantee whatsoever and/or howsoever.
- F. The said Bina Sarkar, Suranjan Sarkar, Chittaranjan Sarkar and Manoranjan Sarkar applied to the Kolkata Municipal Corporation for sanction of a plan for one Ground plus Four storied building and commenced construction thereof and in due course completed the super structure thereof but due to paucity of funds of some of the owners, no further progress took place.



- G. The said Suranjan Sarkar was during his lifetime governed by the Dayabhaga School of Hindu law died intestate on 18th July 1997 leaving behind him surviving his wife Kabita Sarkar, one son namely Sanjoy Sarkar and one daughter namely Ranjini Basu as his only legal heirs and/or representatives.
- H. By the deed of conveyance dated 19th September 2007 and registered with the Additional District Sub Registrar, Alipore in Book No. I, CD Volume No. 18 page from 4422 to 4452 being No. 04182 for the year 2009 the said Kabita Sarkar, Sanjoy Sarkar and Ranjini Basu sold transferred and conveyed unto and in favour of Avijit Sarkar **ALL THAT** the undivided one fourth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- I. The said Bina Sarkar during her lifetime made and published her last will and testament dated 22nd September 2008 whereby and wherein the said Bina Sarkar gave and bequeathed upon her death unto her husband namely Usha Ranjan Sarkar all present and future movable and immovable properties that included the undivided one fourth share in the said Premises.
- J. The said Bina Sarkar died testate on 2nd December 2008.
- K. The Executor to the said Last Will and Testament dated 22nd September 2008 of the said Bina Sarkar applied before the Hon'ble High Court at Calcutta in its Testamentary & Intestate Jurisdiction for grant of probate in respect of the said Last Will and Testament dated 22nd September 2008 of the said Bina Sarkar and the same was duly proved on 14th June 2012 in P. L. A. No. 91 of 2011 vide order dated 11th July 2012.
- L. By the deed of conveyance dated 07th August 2015 and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, volume No. 1901 – 2015 page from 71923 to 71944 being No. 190106390 for the year 2015 the said Chittaranjan Sarkar sold transferred and conveyed unto and in favour of Sujata Sarkar and Sreejita Sarkar, **ALL**



THAT the undivided one fourth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

- M. By the deed of gift dated 03rd August 2016 and registered with the Additional District Sub Registrar, Alipore in Book No. I, volume No. 1605 – 2016 page from 143631 to 143650 being No. 160505220 for the year 2016 the said Usha Ranjan Sarkar transferred and conveyed as and by way of absolute gift unto and in favour of Avijit Sarkar and Subir Sarkar, **ALL THAT** the undivided one fourth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- N. By the deed of conveyance dated 08th February 2021 and registered with the District Sub Registrar - V, Alipore in Book No. I, volume No. 1630 – 2021 page from 30932 to 30954 being No. 163000714 for the year 2021 the said Sreejita Sarkar sold transferred and conveyed unto and in favour of Avijit Sarkar, **ALL THAT** the undivided one eighth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- O. By the deed of conveyance dated 08th February 2021 and registered with the District Sub Registrar - V, Alipore in Book No. I, volume No. 1630 – 2021 page from 30766 to 30789 being No. 163000715 for the year 2021 the said Subir Sarkar sold transferred and conveyed unto and in favour of Avijit Sarkar, **ALL THAT** the undivided one eighth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- P. By the deed of conveyance dated 08th February 2021 and registered with the District Sub Registrar - V, Alipore in Book No. I, volume No. 1630 – 2021 page from 30743 to 30765 being No. 163000717 for the year 2021 the said Sujata Sarkar sold transferred and conveyed unto and in favour of Avijit Sarkar, **ALL THAT** the undivided one eighth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.



Q. By the deed of conveyance dated 10th March 2021 and registered with the District Sub Registrar - V, Alipore in Book No. I, volume No. 1630 – 2021 page from 43279 to 43306 being No. 163001464 for the year 2021 the said Manoranjan Sarkar sold transferred and conveyed unto and in favour of Avijit Sarkar, **ALL THAT** the undivided one fourth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

R. Thus, the said Avijit Sarkar is the sole and absolute owner of the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, pledge, debuttar, collateral, guarantee whatsoever and/or howsoever.

S. 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.

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, erected and completed at the said Premises in accordance with the said Plan.

1A.3 **OWNER** shall mean and include the owners above named and includes his 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 06 cottahs 08 chittacks and 08 sq. ft. be the same a little more or less together with incomplete super structure of a ground plus four-storied building standing thereon and all lying situate at and/or being municipal premises No. 134/2, Dr. Meghnad Saha Sarani (Southern Avenue), Kolkata 700 029 PO Sarat Bose Road & PS Lake now Rabindra Sarobar and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.9 **PLAN** shall mean the map or plan to be got sanctioned by the Developer in accordance with the prevailing rules of the Kolkata Municipal Corporation from the Kolkata Municipal Corporation for construction and/or completion of the said New Building on the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.10 **OWNER'S ALLOCATION** shall mean 50% of the entire saleable areas together with 50% of the ground floor after providing for the common parts and portions thereat



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.11 **DEVELOPER'S ALLOCATION** shall mean 50% of the entire saleable areas together with 50% of the ground floor after providing for the common parts and portions thereat together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.

1A.12 **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 Owners.

1A.13 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.

1A.14 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act.



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.



18.13 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.

18.14 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole.

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this Agreement the Owner has 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 is 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, 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) There is no occupier/trespasser and/or tenant at the said Premises and the entirety of the said Premises 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 himself;

- i) The Owner has not entered into any agreement for sale and/or transfer in respect of the said Premises nor has 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 does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- l) There is no bar legal or otherwise in the Owner signing this agreement and the Owner is competent to enter into this Agreement and to carry out his obligations, as mentioned herein;
- m) The Owner is resident Indian national and has ordinarily resided in India for more than 182 days in the previous three financial years 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 has 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 super structure now existing at the said Premises could not be completed by the predecessor in interest of the Owner, however the same shall be demolished by the Developer at its own costs and all proceeds of the salvage shall also be appropriated by the Developer and the Owner shall have no right and/or claim thereupon.
- 4.2 The Developer shall at its own costs cause sanction of the New Plan from the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Premises however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project.
- 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 Premises.
- 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 New 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 **THIRD SCHEDULE** hereunder written HOWEVER in the event the Developer deciding to change the specifications the Developer shall be entitled to do so but in the event of such change, the value of such replacement or substitution will not be of lesser value as what have been detailed out hereunder.

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.

4.8 The Developer shall follow the timeline as mentioned below: -

- i) Assessment under the unit area assessment within 02 months from date hereof
- ii) Mutation of the name of the present Owner in the records of the Kolkata Municipal Corporation within 01 month thereafter;
- iii) Sanction of plan by the Kolkata Municipal Corporation within 06 months thereafter

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

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

ARTICLE- VI-SPACE ALLOCATION & PAYMENTS

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 has further agreed to make payment of an amount of Rs.2,00,00,000/= (Rupees Two Crores) only as and by way of non – refundable amount to the Owners (hereinafter referred to as the said **NON – REFUNDABLE AMOUNT**).

6.4 The Developer has at or before the execution of this agreement out of the said Non – Refundable Amount made payment of the amount of Rs.50,000/= (Rupees Fifty Thousand) only to the Owner (the receipt whereof the Owner do hereby as also by the memo hereunder written admit and acknowledge to have received).

6.5 A further amount of Rs.99,50,000/= (Rupees Ninety- Nine Lakhs and Fifty Thousand) only out of the said Non – Refundable Amount only shall be paid within 03 days upon demand by the Owner after sanction of the plan by the Kolkata Municipal Corporation.

6.6 The balance of the said Non – Refundable Amount being Rs.1,00,00,000/= (Rupees One Crore) only shall be paid by the Developer to the Owner 15 days after sanction of the plan by the Kolkata Municipal Corporation and an authenticated copy of the sanctioned plan to be furnished to the Owner.

6.7 It has been further agreed by and between the parties hereto that in the event of any advertisement signage, hoardings board and/or like revenue is generated from renting out any portion of the said New Building and/or the said Premises including but not limited to the ultimate roof/terrace of the said New Building shall also be share equally by the Owner and the Developer i.e. the Owner shall be entitled to 50% of the net revenue generated the Developer shall be entitled to 50% of net revenue generated. All outgoing in respect of such installation shall be borne by the parties hereto equally in 50:50 ratio.

6.8 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over and above initial sanction the same shall also be shared in the ratio of 50:50 between the Owner and the Developer. 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 09 (nine) months over and above the time period as mentioned hereinafter.

ARTICLE-VII- DELIVERY OF POSSESSION

- 7.1 The Owner has in part performance of its obligation delivered the vacant peaceful and khas possession of the said Premises to the Developer on the from the date of this agreement.
- 7.2 The Developer shall after sanction of the New Plan at their own costs cause the existing building and other structures standing at the said Premises to be demolished within 03 months and appropriate the net proceeds of the salvage to them and the Owner shall have no claim thereupon and shall start construction of the New Building which shall be the date of commencement of construction.
- 7.3 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. A photocopy of the completion certificate to be furnished to the Owner.
- 7.4 The Developer hereby agrees to complete the construction of the building within 33 months from the date of commencement of construction of the said New Building (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of 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.
- 7.5 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**).

7.6 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 of ownership 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.

7.7 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 -VIII- ARCHITECTS, ENGINEERS, ETC

8.1 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.

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 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 equally 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.

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

10.3 The Owner and the Developer shall from the Date of Possession of the Owner's Allocation maintain their respective portions at their own costs in a good and tenable 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. The management of the maintenance services of the said New Building shall be handed over to the flat owners by the Developer within a maximum period of 06 to 12 months from the date of completion of the said New Building.

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 OWNER

11.1 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.

11.2 The Owner shall grant a registered 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 disposal



of the entire Developer's Allocation that the Developer is and/or may hereafter be entitled to.

11.3 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.

11.4 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-XII- MUTUAL OBLIGATION

12.1 The Owner and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Premises.

12.2 The Owner and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.

12.3 The Owner 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.

12.4 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.

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



ARTICLE-XIII-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 - XIV – JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by admeasurement an area of the piece or parcel of land measuring about 06 cottahs 08 chittacks and 08 sq. ft. be the same a little more or less together with the ground plus four storied incomplete super structure measuring 10,585 sq. ft. i.e. each floor being 2117 sq. ft. and all lying situate at and/or being municipal premises No. 134/2, Southern Avenue i.e. Dr. Meghnad Saha Sarani, Kolkata 700 029 PS Lake now Rabindra Sarobar in ward No. 86 of the Kolkata Municipal Corporation Sub Registry Alipore and is butted and bounded in the manner as following: -

- ON THE NORTH: By KMC Road named as Purnadas Road;
- ON THE EAST: By KMC Road named as Dr. Meghnad Saha Sarani;
- ON THE WEST: By municipal premises No. 134/1, Dr. Meghnad Saha Sarani;
- ON THE SOUTH: By municipal premises No. 134/1, Dr. Meghnad Saha Sarani;

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. 50% of the total saleable areas in the said New Building so as to comprise of:
 - a) Demarcated southern part or portion of the first floor for commercial/business use;

use;



- b) Entire third floor for residential use;
 - c) Demarcated northern part or portion of the fourth floor for residential use;
2. 50% of the ground floor of the said New Building after providing for the common parts and portions so as to comprise of demarcated northern part of the commercial area and 50% of the car parking area (including open to sky areas of the said Premises that can be used as car parking spaces;
 3. Undivided proportionate share of ownership in the land comprised in the said Premises;
 4. Undivided Proportionate share of ownership in the common parts and facilities to comprise in the said New Building and Premises;
- The Owner's Allocation is also shown on the maps or plans annexed hereto and delineated within **GREEN** borders thereon;

PART – II DEVELOPER'S ALLOCATION

1. 50% of the total saleable areas in the said New Building so as to comprise of:
 - a) Demarcated northern part or portion of the first floor for commercial/business use;
 - b) Entire second floor for residential use;
 - c) Demarcated southern part or portion of the fourth floor for residential use;
 2. 50% of the ground floor of the said New Building after providing for the common parts and portions so as to comprise of demarcated southern part of the commercial area and 50% of the car parking area (including open to sky areas of the said Premises that can be used as car parking spaces;
 3. Undivided proportionate share of ownership in the land comprised in the said Premises;
 4. Undivided Proportionate share of ownership in the common parts and facilities to comprise in the said New Building and Premises;
- The Developer's Allocation is also shown on the maps or plans annexed hereto and delineated within **RED** borders thereon;
- 

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

- Structure** : Building designed on RCC foundation and frame conforming to Indian Standards and NBC;
- Internal Walls** : White cement putty over cement plastering;
- Doors** : Wooden frame & pre-laminated flush doors of Century or equivalent make & locks of Godrej;
- Windows** : UPVC windows frame & shutters with glassed panel & grills in Bed Rooms, Anodised Aluminum frame, in bathrooms & kitchen, sliding door in balcony;
- Flooring** : Diana/Buttochino grade Italian Marble in living dining, Vitrified Tile in all bedrooms, Staircase finished with Kota & Granite flooring, Roof with glazed tiles after water proofing & ground floor with Paver blocks; All commercial/office similar areas shall have vitrified tile flooring;
- Kitchen** : Anti skid flooring work top in Granite and Ceramic Tiles upto 02 feet over counter with stainless steel sink;
- Bathroom** : Anti skid flooring, wall dados in designer (border/highlighter) ceramic tile upto door height with Kohler /Hindware or like CP fittings, concealed hot & cold water Aqua Gold Pipeline, sanitary ware of Kohler or like;
- Electrical** : Three – Phase Concealed Copper wiring of Havells or like make from ground floor up to each unit with adequate electrical points for A/c & Geysers etc. in each room/toilet with modular switches of Havells or like make;
- Water** : Round the clock water supply through KMC supply having automated operations;
- Lift** : Otis/Thyssen Krupp or equivalent make;
- Exterior** : Aesthetically designed front façade of permanent nature;
- 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, round the clock CCTV surveillance;
- Lobby** : Decorated facade of Lift & lobby;
- Others** : Car Wash;
Personalised letterbox;
Common toilet for servants and staff;



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

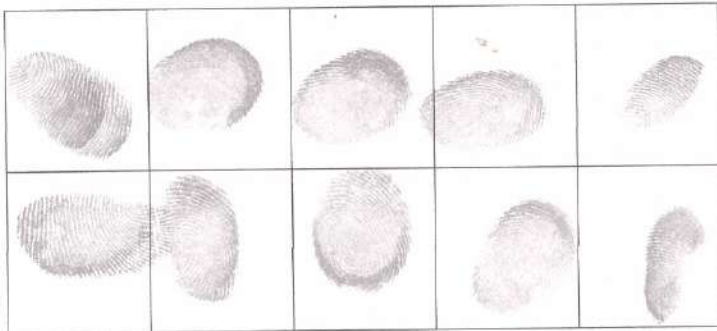
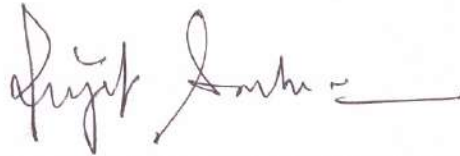
by the OWNER at Kolkata

in the presence of:

Sisir Mondal
Vill + P.O. - Subhasgram
P.S. - Baranipur
Kalliekpur
Kolkata - 147



SANJOY SARKAR
SEPL, Mohanji Tagore Rd.
Bakurda,
KOL-38



SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

For Swastic Vidrik Realty Pvt. Ltd.



Director



Sisir Mondal
Sanjoy Sarkar



Drafted by me
Dilip Kumar Gout
Advocate
Alipore Court
F/873/798/99

RECEIVED of and from the within named
DEVELOPER the within mentioned amount of
RUPEES FIFTY THOUSAND ONLY

RS.50,000/=

as and by way of part payment of the amount
 payable in accordance and terms hereof
 as per memo below:

MEMO OF CONSIDERATION

Date	Pay order No.	Drawn On	Amount Rs.	In favour of
07.05.2021	570140	Kotak Mahindra Bank	45,000/=	Avijit Sarkar
		TDS	<u>5,000/=</u>	
	(Rupees Fifty Thousand) only		Rs. <u>50,000/=</u>	

Witnesses:

Devi Mondal

Avijit Sarkar

Avijit Sarkar
 OWNER

28098



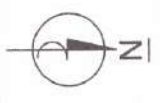
12192 ROAD

For Swastic Vdrik Realty Pvt. Ltd.

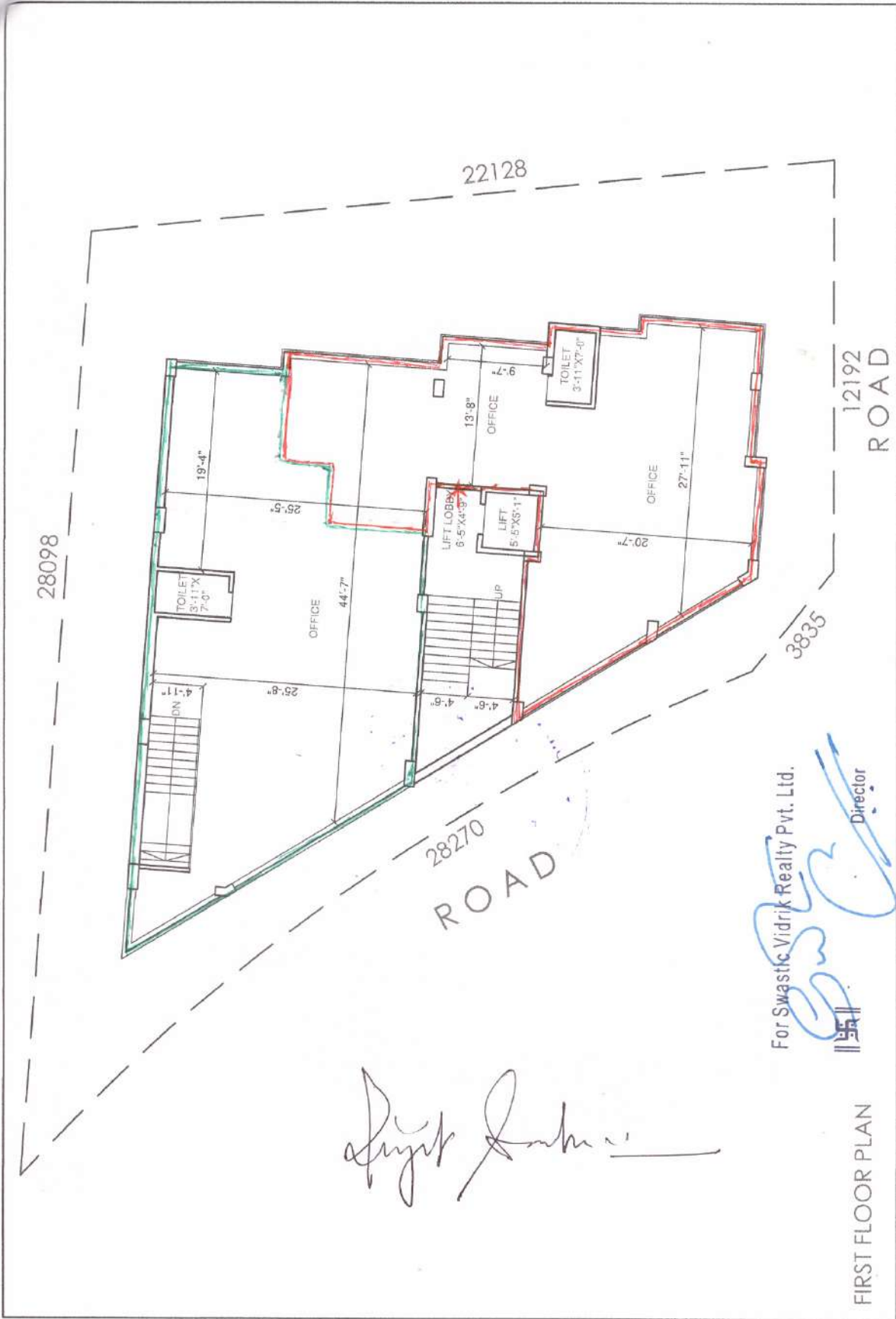
 Director

GROUND FLOOR PLAN

DEALT- BISWAJIT
DATE - 10.04.2021



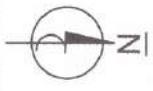
PROJECT.
 PROPOSED G+IV STORIED BUILDING AT 134/2 , DR. MEGHNAD SAHA SARANI,
 KOLKATA- 700 019



FIRST FLOOR PLAN

PROJECT.
 PROPOSED G+IV STORIED BUILDING AT 134/2, DR. MEGHNAD SAHA SARANI,
 KOLKATA- 700 019

DEALT- BISWAJIT
 DATE - 10.04.2021



[Handwritten signature]



[Handwritten Signature]

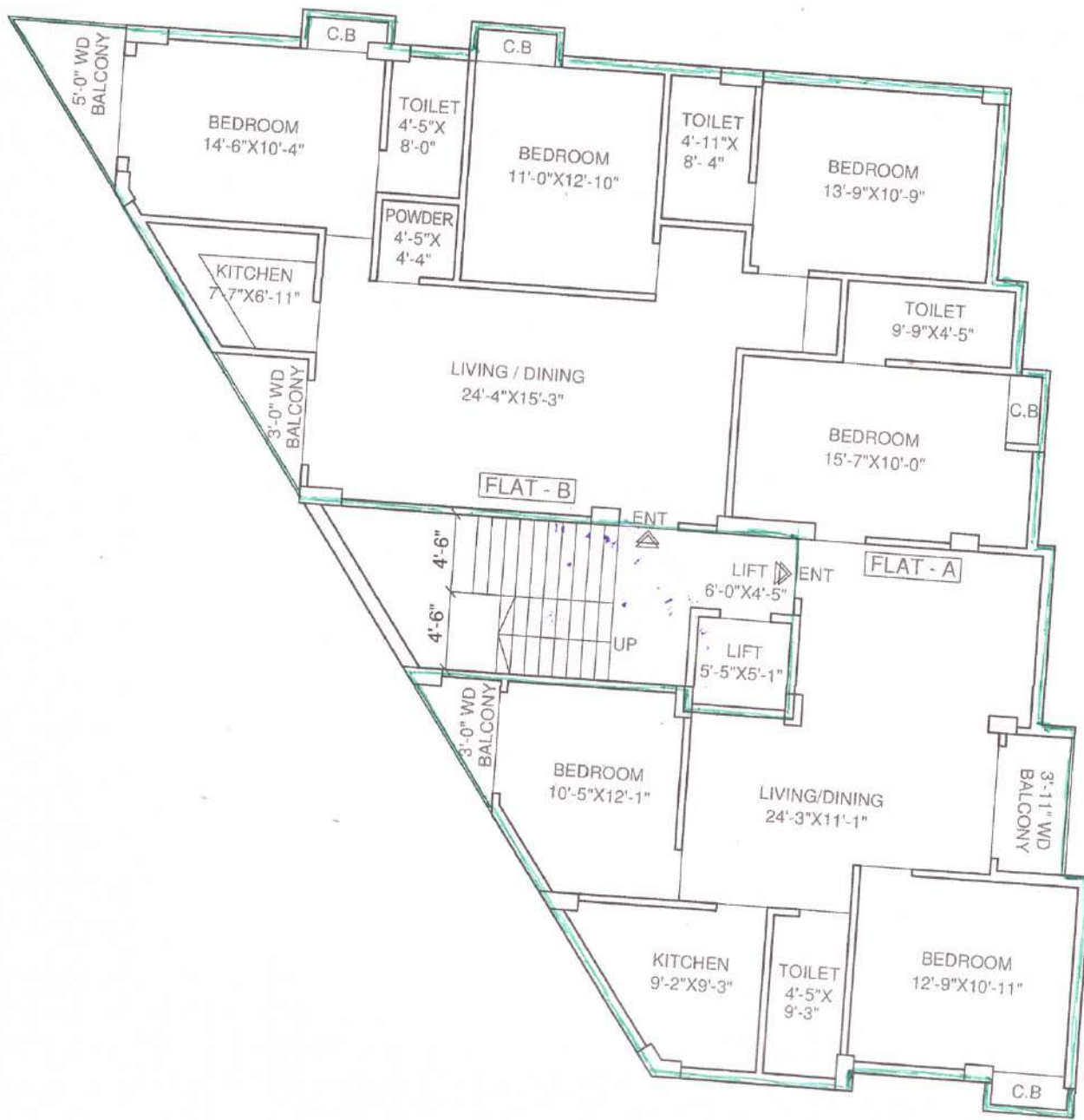
For Swastic Vidrik Realty Pvt. Ltd.
[Handwritten Signature]
 Director

TYPICAL FLOOR PLAN (2ND ~~FLOOR~~ FLOOR)

PROJECT.
 PROPOSED G+IV STORIED BUILDING AT 134/2 , DR. MEGHNAD SAHA SARANI,
 KOLKATA- 700 019



DEALT- BISWAJIT
 DATE - 07.05.2021



[Handwritten Signature]

For Swastik Vidrik Realty Pvt. Ltd.



[Handwritten Signature]
Director

TYPICAL FLOOR PLAN (~~2ND~~ 3RD. FLOOR)

PROJECT.
PROPOSED G+IV STORIED BUILDING AT 134/2 , DR. MEGHNAD SAHA SARANI,
KOLKATA- 700 019



DEALT - BISWAJIT
DATE - 07.05.2021



Signature

For Swastik Vidrik Realty Pvt. Ltd.



Director

4TH. FLOOR PLAN

PROJECT.
 PROPOSED G+IV STORIED BUILDING AT 134/2 , DR. MEGHNAD SAHA SARANI,
 KOLKATA- 700 019



DEALT- BISWAJIT

DATE - 07.05.2021

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name *Sisir Mondal*

Signature *Sisir Mondal*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name


Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger


PHOTO	left hand					
	right hand					

Name

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
AVIJIT SARKAR
AJOY SARKAR
11/10/1987
 Permanent Account Number
BFRPS3215N

 Signature

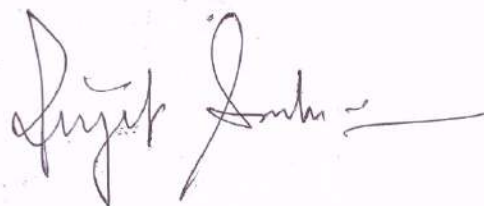
भारत सरकार
GOVT. OF INDIA



 97082006

इस कार्ड को खोने / गाने पर कृपया सूचित कर लें।
 आयकर से संबंधित सूचनाएं प्राप्त करने के लिए
 चौकी मजिस्ट्रेट, ए. विंग, ट्रेड वर्ल्ड, कामला मिल्स कंपाउंड,
 एस. बी. मार्ग, लोअर पैरल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, NSDL,
 4th Floor, 'A' Wing, Trade World,
 Kamala Mills Compound,
 S. B. Marg, Lower Parel, Mumbai - 400 013
 Tel: 91 22 2499 4630; Fax: 91 22 2495 0664
 e-mail: aminfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS0043B



संयम / Name
SWASTIC VIDRIK REALTY PRIVATE
LIMITED

निर्माण / पंजीयन की तिथि
Date of Incorporation/Registration
10/07/2007

28102020

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF *Development Agreement*
Premises No. 134/2, Dr. Meghmat Saha Sarani
Kat-19.

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

आयकर पैन सेवा इकाई, एन एन डी एल
चौथी मंजिल, 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

आयकर विभाग
INCOME TAX DEPARTMENT
SATWIC V RUIA



भारत सरकार
GOVT. OF INDIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M


Signature



THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Development Agreement

Premises No. 134/2, Dr. Meghnad Saha Sarani
Kolkata-19.

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चैंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

JTK3837937



নির্বাচকের নাম : সিসির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadesh Mondal

লিঙ্গ / Sex : পুরু / M

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

Sisir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মন্ডল পাড়া ও রুইদাসপাড়া মাল্লিকপুর 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 ঠিকনায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের নতুন সচিব 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.

06/04/07

Major Information of the Deed

Deed No :	I-1603-04115/2021	Date of Registration	10/05/2021
Query No / Year	1603-2000779987/2021	Office where deed is registered	
Query Date	13/04/2021 7:13:48 PM	1603-2000779987/2021	
Applicant Name, Address & Other Details	Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9748949141, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
	Rs. 6,71,88,166/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Southern Avenue, , Premises No: 134/2, , Ward No: 086 Pin Code : 700029

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	6 Katha 8 Chatak 8 Sq Ft		6,18,29,511/-	Property is on Road
Grand Total :				10.7433Dec	0 /-	618,29,511 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10585 Sq Ft.	0/-	53,58,655/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		10585 sq ft	0 /-	53,58,655 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Avijit Sarkar Son of Late Ajoy Kumar Sarkar 55/3C Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5N, Aadhaar No: 98xxxxxxxx6234, Status :Individual, Executed by: Self, Date of Execution: 07/05/2021 , Admitted by: Self, Date of Admission: 07/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/05/2021 , Admitted by: Self, Date of Admission: 07/05/2021 ,Place : Pvt. Residence

Developer Details :

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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Vidrik Realty Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Petua Mondal Para O Ruidaspara Mallikpur Baruipur, City:- Baruipur, , P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Avijit Sarkar, Mr Satwic Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Sarkar	Swastic Vidrik Realty Private Limited-10.7433 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Sarkar	Swastic Vidrik Realty Private Limited-10585.00000000 Sq Ft

On 07-05-2021

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

Presented for registration at 15:45 hrs on 07-05-2021, 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 6,71,88,166/-

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

Execution is admitted on 07/05/2021 by Mr Avijit Sarkar, Son of Late Ajoy Kumar Sarkar, 55/3C Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

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

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

Execution is admitted on 07-05-2021 by Mr Satwic Vivek Ruia, Director, Swastic Vidrik Realty Private Limited (Private Limited Company), 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

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

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-05-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 553/- (B = Rs 500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2021 6:43PM with Govt. Ref. No: 192021220009132961 on 05-05-2021, Amount Rs: 521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1435544084 on 05-05-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AA9258, Amount: Rs.50/-, Date of Purchase: 11/01/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2021 6:43PM with Govt. Ref. No: 192021220009132961 on 05-05-2021, Amount Rs: 74,971/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1435544084 on 05-05-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 140804 to 140844
being No 160304115 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.07.22 18:08:24 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/07/22 06:08:24 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)