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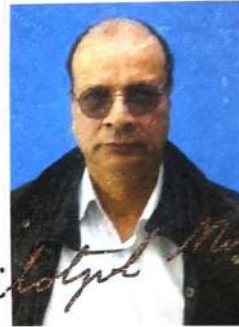
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NOTED BY THE GOVERNMENT IS NECESSARY
 & REGISTRATION. THE SIGNATURE SHEETS AND
 THE ATTACHMENT SHEETS ATTACHED WITH
 THIS DOCUMENT ARE PART OF THIS DOCUMENT.



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THIS AGREEMENT is made on this 14th day of September Two Thousand and Twenty Two **BETWEEN NILOTPOL MITRA** (PAN EDKPM3665N & OCI No. A2517882) son of Late Chittapriya Mitra, a citizen of USA, by faith Hindu, by occupation retired person presently residing at No. 14423, Big Bear Court, Silver

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 15 SEP 2022

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57059

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME.....
ADD.....
Rs.....
- 1 JUL 2022
SURANJAN MUKHERJEE
Licensed Startup Vendor
C. C. Court
2 & 3, K. S. Roy Road, Howrah

- 1 JUL 2022
- 1 JUL 2022



6881

For Swastic Projects Pvt. Ltd.

Director



6882

Nitaypal Mitra
FOR SELF AND AS CONSTITUTED
ATTORNEY OF KRISHNOKOL BOSE



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Sisir Mondal
30- Jodav Mondal
Petua Mondal para
Oruidas para, Hallidkpur
Baruipur, Kolkata-147

Spring, MD 20906, USA and **KRISHNOKOLI BOSE** (PAN CETPB2237K & OCI No. A781059) wife of Mr. Swapan Kumar Bose a citizen of USA, by faith Hindu, by occupation retired person presently residing at No. 1020, Bobwhite Drive, Cherry Hill, NJ 08003, USA and is herein represented by her constituted attorney namely **Mr. Nilotpol Mitra** (PAN EDKPM3665N & OCI No. A2517882) son of Late Chittapriya Mitra, a citizen of USA, by faith Hindu, by occupation retired person presently residing at No. 14423, Big Bear Court, Silver Spring MD 20906 USA duly appointed vide power of attorney dated 11th April 2022 authenticated by the Consulate General of India, New York, USA and adjudicated by the Stamp Superintendent Kolkata Collectorate hereinafter jointly referred to as the **OWNERS** of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata - 700 019, P.S. Gariahat, P.O. Ballygunge represented by one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M & Aadhaar No. 3759 4046 5326) son of Mr. Vivek Ruia an Indian national by faith Hindu by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat, PO Ballygunge, hereinafter called the **DEVELOPER** of the **OTHER PART**:

WHEREAS:

- A. By an Indenture of Conveyance dated 3rd August 1965 and registered with the Sub – Registrar of Alipore District 24 Parganas in book No. I, volume No. 132 pages 59 to 78 being No. 6414 for the year 1965 the Bengal Secretariat Co – operative Land Mortgage Bank & Housing Society Ltd. sold transferred and conveyed unto and in favour of Bina Mitra **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **05 cottahs 12 chittacks and 39 sq. ft.** be the same a little more or less lying situate at and/or being plot No. 301 of the Tollygunge Scheme (Jodhpur Park Lands) and being a portion of premises No. 1, Gariahat Road Kolkata (hereinafter referred to as the said **PREMISES**)



and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- B. The said Bina Mitra during her lifetime constructed a two storied building at the said Premises.
- C. The said Bina Mitra was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 05th September 1994 leaving behind her surviving her husband namely Chittapriya Mitra, one son namely Nilotpol Mitra and one daughter namely Krishnokoli Bose as her only surviving legal heirs and/or representatives.
- D. The said Chittapriya Mitra a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 20th November 2011 leaving behind him surviving his one son namely Nilotpol Mitra and one daughter namely Krishnokoli Bose as his only surviving legal heirs and/or representatives.
- E. The Owners herein thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, tenancies, debuttars, wakf, minor share, HUF, third party occupation, trespass whatsoever and/or howsoever.
- F. The Owners are desirous of causing the said Premises to be developed have agreed to appoint the Developer herein who is a reputed promoter as the exclusive Developer for undertaking the work of development of the said Premises upon the terms and conditions hereinafter appearing.





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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 Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.
- 1A.3 **OWNERS** shall mean and include the said **NILOTPOL MITRA** and the said **KRISHNOKOLI BOSE** and both of their respective heirs, executors, administrators, legal representatives and assigns.
- 1A.4 **DEVELOPER** shall mean and include the said **SWASTIC PROJECTS 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, 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 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land ad-measuring about **05cottahs 12 chittacks and 39 sq. ft.** be the same little more or less together with the two storied building and other structures





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standing thereon and lying situate at and/or being municipal premises No. 1/301, Gariahat Road, Kolkata 700 068 PS Lake in ward No. 93 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- 1A.8 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building at the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.9 **OWNERS' ALLOCATION** shall mean and include 50% of the constructed space of the said New Building which shall comprise the entire first floor and the entire fourth floor of the said New Building together with 50% constructed area of the ground floor of the said New Building after providing the rights and share in the common parts and portions with common facilities 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.10 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the constructed space of the said New Building so as to comprise of the entire second floor and the third floor of the said New Building together with 50% of the ground floor of the said New Building after providing for the common parts and portions together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities the details of which are mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.





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1A.11 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, epidemic, pandemic, lockdown, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owners.

1A.12 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other by registered post with acknowledgement due at the last known address of the parties hereto.

1A.13 **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.





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- 1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs, personal representatives, successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, and 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 innovated 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.





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1B.14 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and

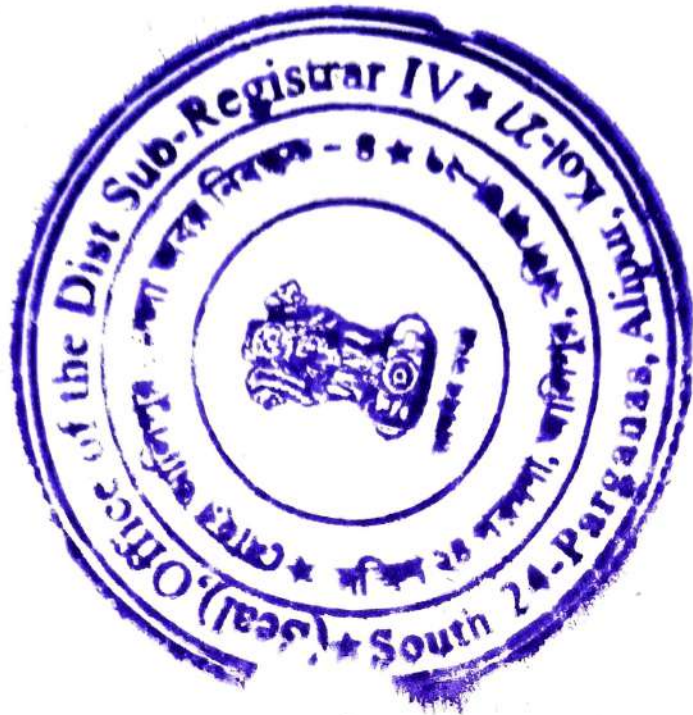
1B.15 The term "including" shall mean "including without limitation".

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owners 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 based upon the representations made by the Owners:

- a) The Owners are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute joint owners with a marketable title in respect thereof;
- b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, debuttar, third party interference, whatsoever and/or howsoever;
- c) That, no one else except the Owners herein have got any right, title, interest, claim and/or demand into or upon the said Premises.
- d) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- e) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- f) Neither any Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises and sale of the various flats/units/spaces/units that shall be constructed thereon.
- g) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof.





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- h) The freehold interest and/or ownership interest in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owners by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owners for any purpose whatsoever or howsoever.
- i) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises and/or their respective share into or upon the said Premises nor have entered into any agreement for development thereof;
- j) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owners and in respect of any outstanding rates taxes and outgoing the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of these presents.
- k) The Owners are in peaceful and khas physical possession of the entirety of the said Premises and every part thereof and there is no tenant, trespasser, licensee, third party occupier within any part or portion of the said Premises.
- l) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- m) The Owners are competent to enter into this agreement and to carry out their respective obligations, as mentioned herein.
- n) The power of attorney granted by Krishnokoli Bose to Nilotpol Mitra is valid and subsisting and the same has not been revoked and/or cancelled and/or rescinded;
- o) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and none of the Owners have





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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 Owners doth hereby appoint the Developer as the exclusive Developer/Promoter/Builder for undertaking the Development of the said Premises.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Developer shall cause to have the re-assessment of the said Premises done including UAA in the records in the Kolkata Municipal Corporation; the tax claims if any so made by the Kolkata Municipal Corporation shall be paid and borne by the Owners exclusively.
- 4.2 The Developer shall, within 06 months from the date of reassessment being completed by the Kolkata Municipal Corporation as hereinbefore mentioned, 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 Premises however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project, if there be any modification in the plan of the flats within the Owners' Allocation then the same shall be got approved in writing from the Owners.
- 4.3 The Owners and/or through their constituted attorney 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.





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

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

4.6 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 Owners shall be liable to and agrees to pay all charges for providing any additional work in or relating to the Owners' Allocation at the request of the Owners and for providing any additional facility or utility for the Owners' Allocation.

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

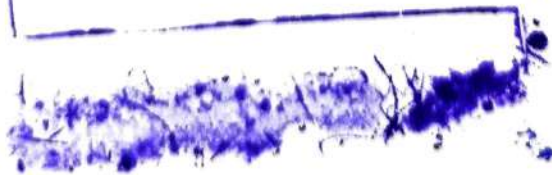
The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities fittings, fixtures, all overheads regarding construction, price rise in the





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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 Owners' Allocation is detailed out in **PART – I** of the **SECOND SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 6.2 The Owners shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their allocation and to receive realise and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the Developer shall be required.
- 6.3 Similarly, the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of its allocation and to receive realise and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the Owners shall be necessary or be required.
- 6.4 The Developer has further agreed to make payment of an amount of Rs.1,00,00,000/= (Rupees One Crore) only as and by way of Consideration Amount (hereinafter referred to as the said **CONSIDERATION AMOUNT**).
- 6.5 The Developer has at or before the execution of this agreement out of the said Consideration Amount made payment of the amount of Rs.50,000/= (Rupees Fifty Thousand) only to the Owners (the receipt whereof the Owners do hereby as also by the memo hereunder written admit and acknowledge to have received).
- 6.6 A further amount of Rs.49,50,000/= (Rupees Forty Nine Lakhs and Fifty Thousand) only out of the said Consideration Amount shall be paid by the Developer to the Owners after sanction of plan by the Kolkata Municipal Corporation.





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- 6.7 The balance of the said Consideration Amount being Rs.50,00,000/= (Rupees Fifty Lakhs) only shall be paid by the Developer to the Owners upon receipt of vacant possession of the said Premises in its entirety after sanction of the plan by the Kolkata Municipal Corporation.
- 6.8 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over and above the initial sanction of ground plus four floors, the Owners shall have the complete discretion in respect of such additional floor and the same shall be shared in the same ratio of 50:50 between the Owners and the Developer i.e. 50% of the additional constructed space shall belong exclusively to the Owners and 50% thereof shall belong exclusively to the Developer. And it is also hereby agreed by and between the parties hereto that in the event of the additional floor being sanctioned then in that event the corresponding time period for construction and completion in terms hereof shall stand extended by 09 (nine) months over and above the time period as mentioned hereinafter.

ARTICLE-VII- DELIVERY OF POSSESSION

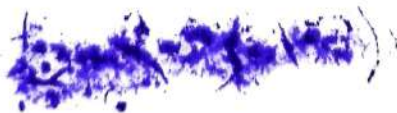
- 7.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation notify the same in writing to the Owners and the Owners shall within 30 days from the date thereof vacate the said Premises and deliver possession of the said Premises in its entirety to the Developer.
- 7.2 The Developer shall suitably reimburse to the Owners for the transit alternate accommodation during the period of construction for one three room flat in the close vicinity.
- 7.3 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and appropriate the net proceeds of the salvage to them and the Owners shall not have any claim thereupon.





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- 7.4 The Owners' Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the said New Building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said New Building shall be deemed to be complete in all regards complete and habitable condition 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 Owners' Allocation and handover the copy of the completion certificate at the time of giving possession of the Owners' Allocation to the Owners.
- 7.5 The Developer hereby agrees to complete the construction of the said New Building within 30 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 Owners' Allocation.
- 7.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owners' 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 Owners fail and/or neglect to take possession of the Owners' Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).
- 7.7 Immediately after the completion of the said New Building and delivery of the possession of the Owners' Allocation the Owners shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by





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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.

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

ARTICLE -VIII- ARCHITECTS ENGINEERS ETC

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

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

ARTICLE-IX-INDEMNITY

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

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





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9.3 The Owners will not be liable to pay any K. M. C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K. M. C. Tax in respect of the Owners' Allocation after the handover of possession of the Owners' Allocation and the completion certificate issued by Municipal Authority.

9.4 The Owners doth hereby as and by way of negative covenants undertake to the Developer:

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

ARTICLE-X-TAXES MAINTENANCE ETC

10.1 Both the Developer and the Owners shall equally pay all rates & taxes on and from the date of receipt of vacant peaceful and khas possession of the said Premises by the Developer and prior to that the Owners shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises including all reassessment and/or up to date assessment of taxes by the Kolkata Municipal Corporation.

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



9.3 The Owners will not be liable to pay any K. M. C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K. M. C. Tax in respect of the Owners' Allocation after the handover of possession of the Owners' Allocation and the completion certificate issued by Municipal Authority.

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- b. Not to induct any person as a tenant or otherwise into or upon the said Premises.

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- 10.3 The Owners and the Developer shall from the Date of Possession of the Owners' Allocation maintain their respective portions at their own costs in a good and tenable repair.
- 10.4 After the said New Building is completed and the Owners' Allocation is delivered in a habitable condition the Developer and the Owners shall form an association of the Owners/occupants of the various flats in the said building with such rules and regulations as the Developer shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.
- 10.5 The Owners shall be liable to pay charges for electricity in or relating to the Owners' Allocation wholly and proportionately relating to common parts.

ARTICLE-XI-OBLIGATION OF THE OWNERS

- 11.1 The Owners shall grant a Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorizing the Developer to represent the Owners before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities.
- 11.2 The Owners shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the said New Building.
- 11.3 The Owners shall grant a registered power of attorney in favour of the Developer so as to enable it to sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favour of the Developer





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and/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 Owners and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Premises.
- 12.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 12.3 The Owners and the Developer hereby agree and covenant with each other to join and confirm all documents of transfer relating to sale of respective allocation in the said New Building at the said Premises.
- 12.4 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement in its entirety.
- 12.5 The respective parties i.e. the Owners and the Developer shall be liable for payment of all outgoing towards GST, VAT or any other tax, cess, levy and/or statutory outgoing of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax is payable by the Owners in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations as applicable in accordance with law.
- 12.6 Nothing contained herein shall constitute a partnership between or joint venture by the parties hereto and the parties herein are entering into these presents on principal to principal basis.





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12.7 The Developer shall give 5 years guarantee for termite treatment on site, and that a certificate of non-toxicity to humans of chemicals used will also be provided to the Owners.

ARTICLE-XIII-BREACH AND CONSEQUENCES

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

13.2 In the event of the Developer failing to complete the construction of the said New Building within 30 months, subject to Force Majeure, then in that event the Developer shall be liable and agrees to pay predetermined penalty & damages to be calculated @Rs.25,000/= (Rupees Twenty Five Thousand) only per month, for each month of delay, until issue of notice to the Owners notifying the completion of the Owners' Allocation in the said New Building. This penalty will be paid in addition to reimbursement of the alternate accommodation allowance as agreed in terms of the clause No. 7.2 hereinabove written.

ARTICLE - XIV – JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **05cottahs 12 chittacks and 39 sq. ft.** be the same little more or less together with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises No. **1/301, Gariahat Road, Kolkata 700**





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068 PS Lake in ward No. 93 of the Kolkata Municipal Corporation and having assessee No. 210930404135 and is butted and bounded in the manner as follows: -

- ON THE NORTH: By KMC Road;
- ON THE EAST: By municipal premises No. 1/302, Gariahat Road;
- ON THE WEST: By municipal premises No. 1/300, Gariahat Road;
- ON THE SOUTH: Partly by municipal premises No. 1/321, Gariahat Road and partly by municipal premises No. 1/322, Gariahat Road;

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

THE SECOND SCHEDULE ABOVE REFERRED TO
(ALLOCATIONS)

PART – I OWNERS' ALLOCATION

1. 50% of the upper floors so as to comprise of: -
 - i. Entirety of the first floor of the said New Building;
 - ii. Entirety of the fourth floor of the said New Building;
2. 50% of the ground floor of the said New Building including shop/ATM space after providing for the common parts and portions;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;

PART – II DEVELOPER'S ALLOCATION

1. 50% of the upper floors so as to comprise of: -
 - i. Entirety of the second floor of the said New Building;
 - ii. Entirety of the third floor of the said New Building;
2. 50% of the ground floor of the said New Building including shop/ATM space after providing for the common parts and portions;
3. Undivided proportionate share in the land comprised in the said Premises;





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4. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

THE THIRD SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

- Structure** : Building designed on RCC frame and foundation;
- Flooring** : Vitrified tiles of 4 x 2 feet (slab type) in living dining, 2 x 2 feet in bedroom & other areas, Staircase finished with Kota & Granite flooring, Roof with ceramic tile & ground floor with Paver blocks;
- Kitchen** : Flooring in antiskid tiles with work top in granite and regular colour ceramic tiles upto 02 feet with Stainless Steel sink;
- Bathroom** : Flooring in antiskid tiles with wall dados with regular colour ceramic tile up to door height with modern CP fittings of repute make with concealed Hot & Cold water pipeline;
- Sanitary Ware**: Hindware make with wall hanging WC;
- Doors** : Wooden frame and pre-laminated flush doors including toilet doors;
- Windows** : Anodised aluminum frame & sliding glass panel & grill;
- Lift** : 06 passenger Otis make;
- Electrical** : Concealed Copper wiring of Havells make provided from ground floor to each unit with adequate points of modular switches of Havells make for Geyser, AC's, TV & other appliances;
- Internal Walls**: White cement putty over cement plastering;
- Exterior**: Cement based weather coat painting with aesthetic look.
- Lobby**: Decorated facade of Lift & lobby;
- Security** : Electronic PBX connection to each unit, & CCTV coverage;
- Power Back Up**: Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
- Others**: Car wash;
Decorated facade of Lift & lobby;
Personalised mailbox;
Common toilet for servants;





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RECEIVED of and from the within named

DEVELOPER the within mentioned sum of

RUPEES FIFTY THOUSAND ONLY

RS.50,000/=

being the part payment of the said

CONSIDERATION AMOUNT in terms

hereof and in the manner as follows: -

MEMO OF CONSIDERATION

Date	Instrument No.	Drawn On	Amount Rs.	In favour of
13.09.2022	023926	Kotak Mahindra Bank	19,280/=	Nilotpal Mitra
12.09.2022	005590	Kotak Mahindra Bank	19,280/=	Krishnokoli Bose
		TDS	5,720/=	Nilotpal Mitra
		TDS	<u>5,720/=</u>	Krishnokoli Bose
(Rupees Fifty Thousand) only			Rs. <u>50,000/=</u>	

WITNESSES:

1. *Devi Mondal*

2. *Pradeep Roy*

Nilotpal Mitra

FOR SELF AND AS CONSTITUTED
ATTORNEY OF KRISHNOKOLI BOSE.

OWNERS



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Alipore, South 24 Parganas

14 SEP 2022

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

SIGNED SEALED AND DELIVERED

by the **OWNERS** at Kolkata

in the presence of:

Nitipal Mitra

FOR SELF AND AS CONSTITUTED ATTORNEY OF KRISNOKOL BOSE.

1. *Sisir Mondal*
petua Mondal para
Orinda para
Mallikpur
Baruipur
Kolkata-147

Nitipal Mitra

2. *Pradeep Roy*
Alipore Police Court.
Kol-27.

Left

Right



SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

For Swastic Projects Pvt. Ltd.



Director

1. *Sisir Mondal.*

2. *Pradeep Roy*

Pradeep Roy

Left

Right



Dilip Kumar Goel

DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

14 SEP 2022









Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042002736027/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nilotpol Mitra City:- , P.O:- Silver Spring, Maryland, United States, PIN:- 20906	Land Lord			<i>Nilotpol Mitra</i> 14.9.2022
2	Mr Nilotpol Mitra City:- , P.O:- Silver Spring, New Jersey, United States, PIN:- 20906	Attorney of Land Lord [Mrs Krishnokol i Bose]			<i>Nilotpol Mitra</i> 14.9.2022
3	Mr Satwic Vivek Ruia 21/2, Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Developer [Swastic Projects Pvt Ltd]			<i>Satwic Vivek Ruia</i> 14/09/2022



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Nilotpol Mitra, Mr Nilotpol Mitra, Mr Satwic Vivek Ruia			<i>Sisir Mondal</i> 14.08.2022

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230120196418 Payment Mode: Online Payment (SBI Epay)
GRN Date: 12/09/2022 20:40:53 Bank/Gateway: SBIEpay Payment Gateway
BRN : 2428695531233 BRN Date: 12/09/2022 20:42:57
Gateway Ref ID: 202225552211545 Method: State Bank of India New PG
Payment Status: Successful Payment Ref. No: 2002736027/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Swastic Projects
Address: 21/2 ballygunge place kolkata
Mobile: 9831312333
Period From (dd/mm/yyyy): 12/09/2022
Period To (dd/mm/yyyy): 12/09/2022
Payment ID: 2002736027/1/2022
Dept Ref ID/DRN: 2002736027/1/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002736027/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	2002736027/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	521

Total 75492

IN WORDS: SEVENTY FIVE THOUSAND FOUR HUNDRED NINETY TWO ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002736027/2022	Office where deed will be registered
Query Date	12/09/2022 6:02:57 PM	Deed can be registered in any of the offices mentioned on Note: 11
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 : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1], [4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
	Rs. 3,69,53,148/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 521/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (South), Premises No: 301, Ward No: 093, Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 12 Chatak 39 Sq Ft		3,55,86,274/-	Property is on Road
Grand Total :				9.5769Dec	0 /-	355,86,274 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	13,66,874/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	0/-	13,66,874 /-	



Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Nilotpol Mitra Son of Late Chittapriya Mitra, City:- , P.O:- Silver Spring, Maryland, United States, PIN:- 20906 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No. EDxxxxxx5N, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Krishnokoli Bose Wife of Mr Swapan Kumar Bose, City:- , P.O:- New Jersey, New Jersey, United States, PIN:- 08003 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No. CExxxxxx7K, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Swastic Projects Pvt Ltd (Private Limited Company) ,21/2, Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. AAxxxxxx5E, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & Address	Attorney of
1	Mr Nilotpol Mitra Son of Late Chittapriya Mitra City:- , P.O:- Silver Spring, New Jersey, United States, PIN:- 20906 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No. EDxxxxxx5N, Aadhaar No Not Provided by UIDAI	Mrs Krishnokoli Bose

Representative Details :

SI No	Name & Address	Representative of
1	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia 21/2, Ballygunge Place Kolkata, 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	Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name & address
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Nilotpol Mitra, Mr Nilotpol Mitra, Mr Satwic Vivek Ruia



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nilotpol Mitra	Swastic Projects Pvt Ltd-4.78844 Dec
2	Mrs Krishnokoli Bose	Swastic Projects Pvt Ltd-4.78844 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nilotpol Mitra	Swastic Projects Pvt Ltd-1500 Sq Ft
2	Mrs Krishnokoli Bose	Swastic Projects Pvt Ltd-1500 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 210930404135 Premises No. : 1/301 Ward No. : 093 Street Name :	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT KRISHNOKOLI BOSE , SRI NILOTPOL MITRA Owner Address : 1/301,GARIAHAT ROAD , KOLKATA- 68 Pin No. : 700068	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-10748/2022	Date of Registration	15/09/2022
Query No / Year	1604-2002736027/2022	Office where deed is registered	
Query Date	12/09/2022 6:02:57 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
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 :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
	Rs. 3,69,53,148/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 553/- (Article:E, E, E, B, 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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (South), , Premises No: 1/301, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 12 Chatak 39 Sq Ft		3,55,86,274/-	Property is on Road
Grand Total :					9.5769Dec	0 /-	355,86,274 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	13,66,874/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 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 : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3000 sq ft	0 /-	13,66,874 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Nilotpol Mitra Son of Late Chittapriya Mitra City:- , P.O:- Silver Spring, Maryland, United States, PIN:- 20906 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No.:: EDxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence
2	Mrs Krishnokoli Bose Wife of Mr Swapan Kumar Bose City:- , P.O:- New Jersey, New Jersey, United States, PIN:- 08003 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No.:: CExxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd 21/2, Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Nilotpol Mitra Son of Late Chittapriya Mitra City:- , P.O:- Silver Spring, New Jersey, United States, PIN:- 20906, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, , PAN No.:: EDxxxxxx5N,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Krishnokoli Bose

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia 21/2, Ballygunge Place Kolkata, 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 Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Nilotpol Mitra, Mr Nilotpol Mitra, Mr Satwic Vivek Ruia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nilotpol Mitra	Swastic Projects Pvt Ltd-4.78844 Dec
2	Mrs Krishnokoli Bose	Swastic Projects Pvt Ltd-4.78844 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nilotpol Mitra	Swastic Projects Pvt Ltd-1500.00000000 Sq Ft
2	Mrs Krishnokoli Bose	Swastic Projects Pvt Ltd-1500.00000000 Sq Ft

On 13-09-2022

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 3,69,53,148/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-09-2022

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

Presented for registration at 15:30 hrs on 14-09-2022, at the Private residence by Mr Satwic Vivek Ruia ,.

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

Execution is admitted on 14/09/2022 by Mr Nilotpol Mitra, Son of Late Chittapriya Mitra, P.O: Silver Spring, Maryland, United States, PIN - 20906, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 14-09-2022 by Mr Satwic Vivek Ruia, Director, Swastic Projects Pvt Ltd (Private Limited Company), 21/2, Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

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

Executed by Attorney

Execution by Mr Nilotpol Mitra, , Son of Late Chittapriya Mitra, P.O: Silver Spring, New Jersey, United States, PIN - 20906, by caste Hindu, by profession Retired Person as constituted attorney for Mrs Krishnokoli Bose P.O: New Jersey, New Jersey, United States, PIN - 08003 is admitted by him

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

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 15-09-2022

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 12/09/2022 8:42PM with Govt. Ref. No: 192022230120196418 on 12-09-2022, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 2428695531233 on 12-09-2022, 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 57059, Amount: Rs.50/-, Date of Purchase: 01/07/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2022 8:42PM with Govt. Ref. No: 192022230120196418 on 12-09-2022, Amount Rs: 74,971/-, Bank: SBI EPay (SBlePay), Ref. No. 2428695531233 on 12-09-2022, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 324987 to 325020
being No 160410748 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.09.20 10:51:28 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/09/20 10:51:28 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)