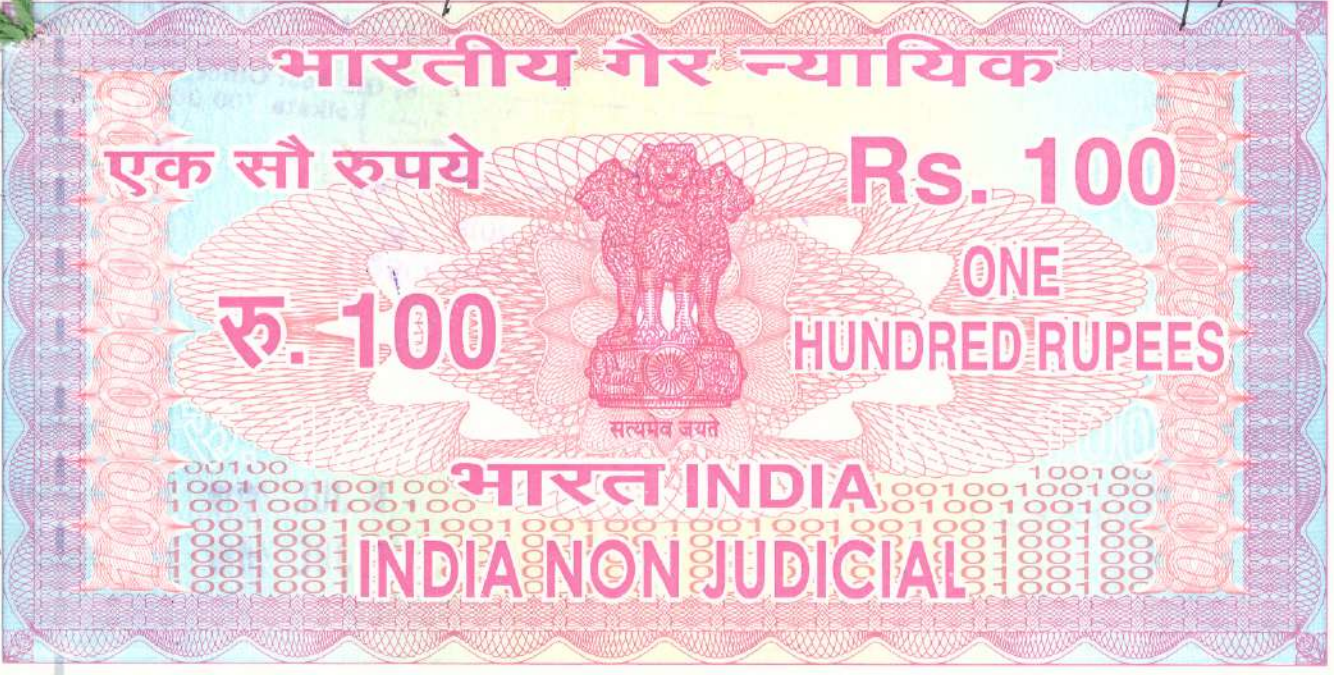


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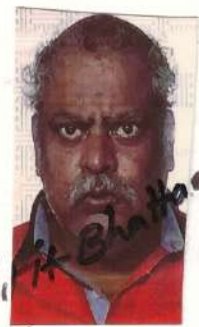
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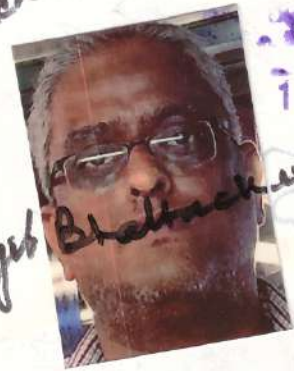
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Bijaya Bhattacharjee



Bijaya Bhattacharjee



Avijit Bhattacharjee



Avijit Bhattacharjee

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19 NOV 2018

THIS AGREEMENT is made this 31st day of October Two Thousand and Eighteen
 BETWEEN (i) BIJAYA BHATTACHARJEE (PAN AHJPB5574E) wife of Late
 Arunava Bhattacharjee by occupation Housewife (ii) AVIJIT BHATTACHARJEE

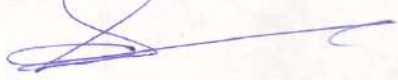
Avijit Bhattacharjee
 Bijaya Bhattacharjee
 Avijit Bhattacharjee
 Avijit Bhattacharjee
 Avijit Bhattacharjee

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Wh 832

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

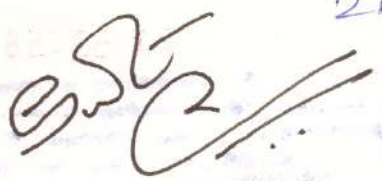
NAME.....
ADD.....
RS.....
6 JUL 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 2A, No. 3, Roy Street, Kolkata



- 6 JUL 2018
6 JUL 2018

100x2 = 200/-
50/-
10/-

260/-



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For Swastik Projects Pvt. Ltd.



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6682

Bijaya Bhattacharyee



me-17
6683

Avidit Bhattacharyee



Kolkata Dist. Sub-Registrar
Alipore
- 5 NOV 2018
South 24 Parganas
Kolkata-700027



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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(PAN AHCPB3412G) (iii) ARIJIT BHATTACHARJEE (PAN AWLPB7614G) both by occupation Business both sons of Late Arunava Bhattacharjee (iv) ABHAYA BHATTACHARJEE (PAN AECPB9660D) wife of Late Tarunava Bhattacharjee by occupation Housewife and (v) AVISEKH BHATTACHARJEE (PAN AELPB5534K) son of Late Tarunava Bhattacharjee by occupation business all by faith Hindu all presently residing at No. P – 493, Hemanta Mukhopadhyay Sarani, Kolkata 700 029,



Abhaya Bhattacharjee



Avisekh Bhattacharjee

Arijit Bhattacharjee

Rizaya Bhattacharjee

Ujjal Bhattacharjee

Abhaya Bhattacharjee

Avisekh Bhattacharjee

Trilok Chandra
26 Late Mahabir Prasad Sarani
48, Seaboard, 700 029
Kolkata - 700 029

Wh 832

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

6 JUL 2018
SUTANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
Kolkata, West Bengal, India



6 JUL 2018

6 JUL 2018

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Abhaya Bhattacharya

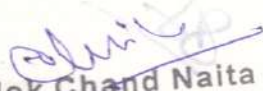
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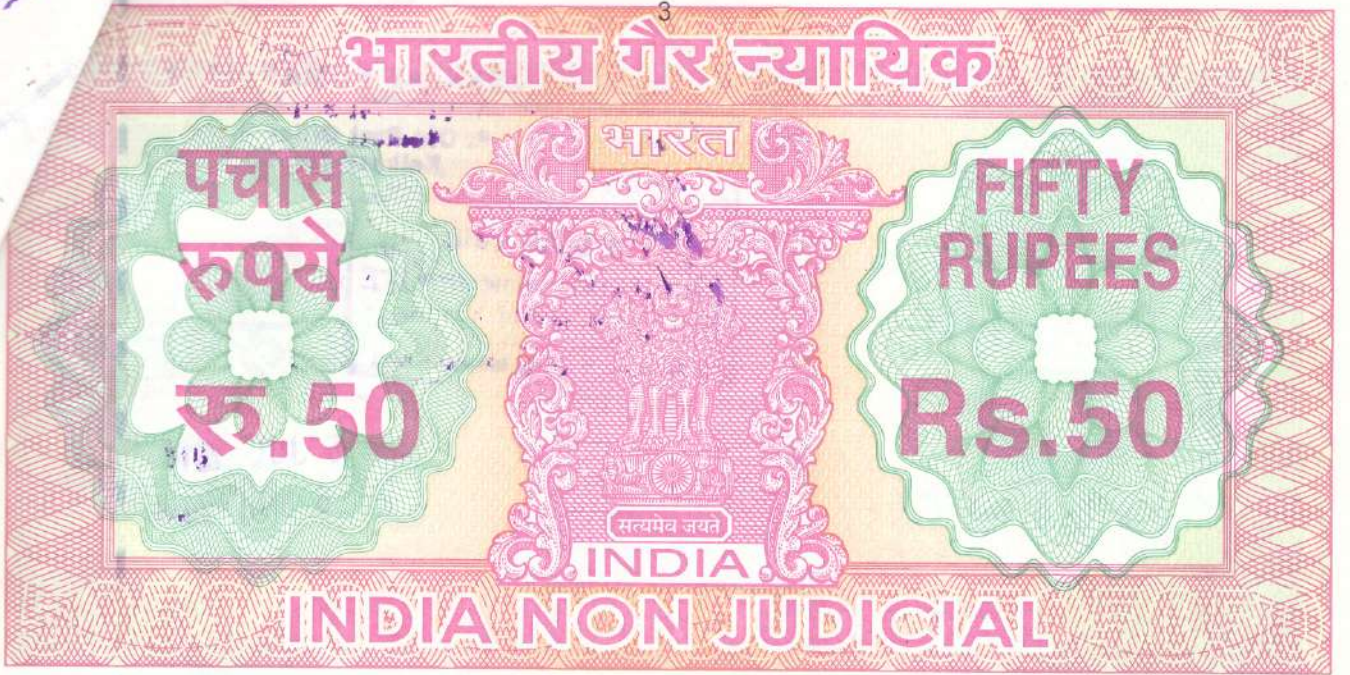
Anish Bhattacharya



Asst. Dist. Sub-Registrar
Kolkata
- 5 NOV 2018
South 24 Parganas
Kolkata-700077


Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

BAID
Advocate
100 Street
00 001



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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PO Sarat Bose Road, PS Rabindra Sarobar (formerly Lake), hereinafter collectively referred to as the OWNERS of the ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED (PAN AADCS5305A) a company within the meaning of the Companies Act, 1956 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat, Mr. Satwic Vivek Ruia (PAN BIZPR8842M) son of Mr. Vivek Ruia 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:

Avinit Bhattacharyee

Bijaya Bhattacharyee

Ujjal Bhattacharyee

Acharya Bhattacharyee

Anisul Bhattacharyee

832

SANJAY KUMAR BAID
Advocate

8, Old Post Office Street
Kolkata - 700 001

ALL
Rs. 50/-
= 6 JUL 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Ray Road, Kol-1

- 6 JUL 2018
- 6 JUL 2018

100 x 2 = 200/-
50/-
10/-

260/-



Addl. Dist. S.D. Registrar
All Dist
- 5 NOV 2018
South 24 Parganas
Kolkata - 700 027

AR BAID
Advocate
Office Street
001



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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WHEREAS:

A. By an Indenture dated 20th June 1955 and registered with the Sub – Registry Alipore in Book No. I, volume No. 92 in pages 109 to 111 being No. 5415 of 1955 the Trustees for the Improvement of Calcutta sold transferred and conveyed unto and in favour of Kalyani Bhattacharya **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 07 chittacks and 42 sq. ft. be the same a little more or less lying situate at and/or being plot No. 493 of the surplus lands in CIT Improvement Scheme No. XLVII in the District of 24 Parganas (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.

Avisit Bhattacharyee

Prigaya Bhattacharyee

Wujal Bhattacharyee

Achaya Bhattacharyee

Avisit Bhattacharyee

W/32

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

NAME.....
ADD.....
Rs. 10/-
6 JUL 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Road
22, C. C. Road, Kolkata-2

1000 x 2 = 2000/-
50/-
10/-

2600/-

- 6 JUL 2018
- 6 JUL 2018



Sub. Dist. Sub-Registrar
Kolkata
- 5 NOV 2018
South 24 Parganas
Kolkata-700027

B. The said structures th
C. The

- B. The said Kalyani Bhattacharya constructed a three storied building and other structures thereon.
- C. The said Land with the structure thereon was subsequently named and numbered as municipal premises No. P - 493, Hemanta Mukhopadhyay Sarani, Kolkata 700 029 PS Rabindra Sarobar (formerly Lake) 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.
- D. By a Bengali Deed of Settlement dated 31st August 1988 and registered with the Sub-Registrar, Alipore in Book No. 1, Volume No. 51 in pages 436 to 442 being Deed No. 2625 of 1988 the said Kalyani Bhattacharya for the benefit of her sons namely Arunava Bhattacharjee and Tarunava Bhattacharjee settled the said Premises in equal parts unto and in favour of Arunava Bhattacharjee and Tarunava Bhattacharjee absolutely and forever in the manner as contained and recorded therein.
- E. The said Arunava Bhattacharjee and Tarunava Bhattacharjee thus became the joint owners of the said Premises each having 50% part and/or share thereupon.
- F. The said Arunava Bhattacharjee a Hindu governed by the Dayabhaga School of Hindu law died intestate on 12th May 2007 leaving behind him surviving his wife namely Bijaya Bhattacharjee and two sons namely Avijit Bhattacharjee and Arijit Bhattacharjee as his only surviving legal heirs and/or representatives.
- G. The said Tarunava Bhattacharjee a Hindu governed by the Dayabhaga School of Hindu law died intestate on 12th February 2017 leaving behind him surviving his

Avijit Bhattacharjee



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Kolkata-70

wife namely Abhaya Bhattacharjee and one son namely Avishek Bhattacharjee as his only surviving legal heirs and/or representatives.

H. The existing building and structures at the said Premises being dilapidated and old and not sufficient to provide for proper accommodation of all the owners 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.

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 Owners above named and shall include each 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, elevator, water courses, drains, sewers and other spaces and facilities

Avinit Bhattacharjee



whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the 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 as per sanctioned plan.
- 1A.7 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 07 chittacks and 42 sq. ft. be the same a little more or less together with the three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. P - 493, Hemanta Mukhopadhyay Sarani, Kolkata 700 029 PS Rabindra Sarobar (formerly Lake) in ward No. 86 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) 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 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.9 **OWNERS' ALLOCATION** shall mean and include 50% of the total constructed area on the upper floors of the said New Building together with 50% of the ground floor 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 details of all are morefully and particularly mentioned and described in **PART - I** of the **SECOND SCHEDULE** hereunder written.

Avidit Bhattacharyee



- 1A.10 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the total constructed area on the upper floors of the said New Building together with 50% of the ground floor 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 details of all are morefully and particularly mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 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, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.
- 1A.12 **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.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.

Avijit Bhattacharyee

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

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

Avijit Bhattacharya

- 18.11 The schedules shall have effect and be construed as an integral part of this agreement.
- 18.12 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, and

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owner have assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owners:
- a) The Owner are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners thereof with a marketable title in respect thereof;
 - b) The said Premises is free of all encumbrances liens lispens attachments trusts mortgages, whatsoever and/or howsoever;
 - c) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the title of the Owners into or upon 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;

Avijit Bhattacharjee



- f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof;
- g) The freehold interest and/or ownership interest of the Owners into or upon 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 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 and all original title deeds in respect of the said Premises are in the custody of the Owners themselves;
- h) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises nor have entered into any agreement for development in respect of the said Premises or any part thereof;
- i) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the 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 upto the date of delivery of possession of the said Premises;
- j) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- k) The Owners are competent to enter into this agreement and to carry out their respective obligations, as mentioned herein;
- l) 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 Owners have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

Avijit Bhattacharyee



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 do hereby collectively and severally appoint the Developer as the exclusive Developer/Promoter for undertaking the Development of the said Premises

ARTICLE-IV-PLANS & OTHERS

4.1 The Developer shall at its own costs cause 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.

4.2 The Owners 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.

4.3 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 advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building on the said Premises expeditiously and without delay.

4.4 The Developer shall submit in the name of the Owners 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

Avijit Bhattacharjee



and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the building shall also be borne and paid by the Developer exclusively and the Owners shall not be required to contribute any amount in this regard.

4.5 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.

4.6 The Owners shall be liable to and agree 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 or any part thereof.

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

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

ARTICLE- VI-TENANTS

6.1 The portions of the said Premises have been found to have 03 leave license holders/tenants whose details are as follows: -

- i) Creativiz Techonologies in occupation of one room on the front side of the ground floor of the existing building at the said Premises;

Avijit Bhattacharyee



(i) Swastik Material Traders in occupation of the flat on the rear side of the ground floor of the existing building at the said Premises;

(ii) Nikhil Modi in occupation of one room on the front side of the ground floor of the existing building at the said Premises;

6.2 The said Tenants shall be settled and got vacated by the Owners at their own costs and account.

6.3 If the Owners fail to settle the said Tenants or any of them within 30th June 2019, then in that event the Developer shall be entitled to and is hereby authorised by the Owners to settle the said Tenants at the cost of the Owners and the settlement made with all of the said Tenants by the Developer shall be final, conclusive and binding upon the Owners i.e. if the said Tenants or any of them are required to be paid any amount for vacating the portions under their occupation the same shall be paid by the Developer on account and behalf of the Owner out of the said Consideration Amount as hereinafter mentioned and/or if any area is required to be provided the same shall be provided out of the Owner's Allocation.

6.4 As and when any of the said Tenants vacate the said Premises, the possession of those portions that were under the occupation of the said Tenants shall be delivered to the Developer who shall hold and possess the same until demolition of the existing building at the said Premises in terms hereof.

ARTICLE- VII-SPACE ALLOCATION

7.1 The 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.

7.2 Both the Owners 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

Avinit Bhattacharjee



receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the other party shall be required.

7.3 In consideration of the Owners having granted the exclusive right of development of the said Premises as herein contained the Developer has further agreed to make payment of an additional composite amount of Rs.1,00,00,000/= (Rupees One Crore) only as and by way of non-refundable consideration amount to the Owners for the proportionate share of the land of the said premises (hereinafter referred to as the said **CONSIDERATION AMOUNT**).

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

7.5 Out of the balance of the said Consideration Amount an amount of Rs.9,50,000/= (Rupees Nine Lakhs and Fifty Thousand) only shall be paid by the Developer to the Owner after sanction of the Plan.

7.6 The balance of the said Consideration Amount being the amount of Rs.90,00,000/= (Rupees Ninety Lakhs) only shall be paid by the Developer to the Owners upon the Owners delivering possession of the entirety of the said Premises to the Developer after sanction of the Plan by the Kolkata Municipal Corporation.

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

Avidit Bhattacharyee

ARTICLE-VIII- DELIVERY OF POSSESSION

- 8.1 The Owners in part performance of their obligation have delivered to the Developer unfettered, vacant, peaceful and khas possession of the one room on the middle portion of the first floor of the existing building at the said Premises.
- 8.2 Within a reasonable time after the Developer has obtained the sanction of the plan from the Kolkata Municipal Corporation the Owners shall vacate and shift to the alternate accommodation as hereinafter mentioned and deliver possession of the said Premises to the Developer so as to enable the Developer to proceed with the development of the said Premises in terms hereof.
- 8.3 The Developer shall for the alternate accommodation of the Owners at the choice and suitability of the Owners provide three flats of two bedrooms each in the 1 Km vicinity, of the said Premises, with a maximum cap of Rs.5,00,000/= for each alternate accommodation for a period of 30 months.
- 8.4 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. The Owners shall not have any claim and/or demand upon the salvage of the existing building and structures.
- 8.5 The Owners' 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 Owners' Allocation.
- 8.6 The Developer hereby agrees to complete the construction of the building within 30 months from the date of receipt of vacant and khas possession of the said Premises in its entirety (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

Avidit Bhattacharjee



of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owners' Allocation.

8.7 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**).

8.8 Immediately after the completion of the new building and issue of notice to take 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 the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation at the cost of the Developer or its nominee/s.

8.9 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 -IX- ARCHITECTS, ENGINEERS, ETC

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

Avi + Bhatta Chargee



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

ARTICLE-X-INDEMNITY

10.1 The 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.

10.2 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 third party claims actions or proceedings thus arising.

10.3 The Owners do 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 Owners' 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 Owners' Allocation in the said New building as herein mentioned.

ARTICLE-XI-TAXES MAINTENANCE ETC

11.1 The Owners and the Developer shall equally pay all rates & taxes on and from the date of the Owners vacating the said Premises in its entirety and prior to

Avijit Bhattacharjee

that the Owners shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises in proportion to their respective share in the said Premises.

11.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the 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.

11.3 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 and shall not do or suffer to be done anything in or to the said Premises and/or common areas and passages of the said New Building which may be against law or which will cause obstruction or interference to the user of such common area.

11.4 After the said New Building is completed and the Owners' Allocation is delivered the Developer and the Owners shall form an association of the Owners/ 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 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.

11.5 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and

Avidit Bhattacharjee



unless the said maintenance charges are paid by the Owners the Owners shall not be entitled and hereby agrees not to avail of any of the services.

11.6 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-XII-OBLIGATION OF THE OWNERS

12.1 The Owners 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 Owners' Allocation only. No amount is payable in respect of any material and/or labour that the Developer shall incur for the construction of the said New Building and development of the said Premises.

12.2 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 authorising the Developer to represent the Owners before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till the completion of the project.

12.3 The 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 building.

12.4 The Owners shall grant a registered power of attorney in favour of Mr. Vivek Ruia & Mr. Satwic Vivek Ruia so as to enable any of them to severally sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.

Avidit Bhattacharya



ARTICLE-XIII- MUTUAL OBLIGATION

- 13.1 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.
- 13.2 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.
- 13.3 The Owners 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.

ARTICLE-XIV-BREACH AND CONSEQUENCES

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

ARTICLE - XV – JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 07 chittacks and 42 sq. ft. be the same a little more or less

Avisit Bhatta Charyee

about 6300 Sqft
 together with the three storied building and other structures standing thereon and all
 lying situate at and/or being municipal premises No. P - 493, Hemanta
 Mukhopadhyay Sarani, Kolkata 700 029 PS Rabindra Sarobar (formerly Lake) in
 ward No. 86 of the Kolkata Municipal Corporation in the District of 24 Parganas (S),
 Sub-Registry Alipore and is butted and bounded in the manner following: -

- ON THE NORTH: By KMC Road;
- ON THE SOUTH: By municipal premises No. P - 498, Hemanta Mukhopadhyay Sarani;
- ON THE EAST: By municipal premises No. P - 494, Hemanta Mukhopadhyay Sarani;
- ON THE WEST: By municipal premises No. P - 492, Hemanta Mukhopadhyay 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 Owners' Allocation

1. 50% of the upper floors of the said New Building so as to comprise of the two entire floors
2. 50% of the ground floor (including office and/or shop as shall be got sanctioned from the Kolkata Municipal Corporation) of the said New Building after providing for the common parts and portion thereon and;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

Avijit Bhattacharyee



PART - II DEVELOPER'S ALLOCATION

1. 50% of the upper floors of the said New Building so as to comprise of two entire floors
2. 50% of the ground floor (including office and/or shop as shall be got sanctioned from the Kolkata Municipal Corporation) of the said New Building after providing for the common parts and portion thereon;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities 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 tile flooring;
Kitchen colour	:	Flooring in antiskid tiles with work top in granite and regular ceramic tiles with Stainless Steel sink;
Bathroom	:	Flooring in antiskid tiles with wall dados with regular colour ceramic tile upto door height with modern CP fittings of repute make with concealed Hot & Cold water pipeline;
Sanitary Ware	:	Hindustan/Cera;
Doors	:	Wooden frame and flush doors;
Windows	:	Anodised aluminum frame & shutters with glassed panel & grill;
Lift	:	Adequate capacity of repute make;
Electrical	:	Concealed Copper wiring of repute make provided from ground floor to each unit with adequate points of modular switches of repute make for Geyser, AC's, TV & other appliances;
Telephone Wiring:		Concealed wiring provided from ground floor upto each unit;
Security	:	Separate wiring from distribution box on the ground floor to each unit and the ground floor lobby with Electronic PBX;

Avidit Bhattacharjee



- Internal Walls : Plaster of paris over cement plastering;
- Exterior : Cement based painting with aesthetic look.
- Lobby : Decorated facade of Lift & lobby;
- Others : Car wash;
Decorated facade of Lift & lobby;
Personalised mailbox;
Common toilet for servants;

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 :

[Signature]
Trilok Chand Naita
 S/o Late Mahabir Prasad Naita
 46 Bredhar Roy Road
 Kolkata - 700 039

[Signature]
 21/2 Ballisgunge Road
 Seal-19

Bijaya Bhattacharya

Bijaya Bhattacharya

Left



Right



Avidit Bhattacharyee

Avidit Bhattacharyee

Left



Right





Registrar of Companies
Kolkata-2
- 5 NOV 2018
South 24 Parganas
Kolkata-700027

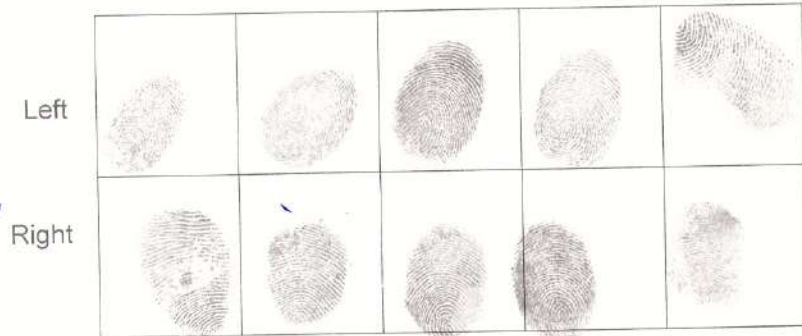
Anujit Bhattacharyya

Anujit Bhattacharyya



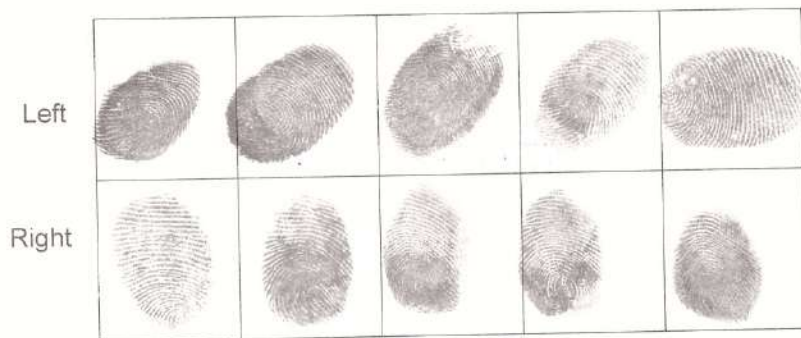
Achaya Bhattacharya

Achaya Bhattacharya



Anishk Bhattacharya

Anishk Bhattacharya



SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]



[Handwritten signature]

Drafted by me
Ratan Ch. Datta
Advocate
WB/277/83
Alipuri Criminal Court
Kolkata - 27








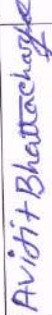



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue










OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16051000276222/2018

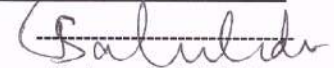
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Bijaya Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Land Lord			
2	Mr Avijit Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Land Lord			
3	Mr Arijit Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Land Lord			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Abhaya Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Land Lord			
5	Mr Avisekh Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Land Lord			
6	Mr Satwic Vivek Ruia 21/2 Ballygunge Place, P.O:- Garuahat, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [Satvic Projects Private Limited]			 (05/11/2019)

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Trilok Chand Naita Son of Late Mahabir Prasad Naita 46 Sreedhar Roy Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Mrs Bijaya Bhattacharjee, Mr Avijit Bhattacharjee, Mr Arijit Bhattacharjee, Mr Abhaya Bhattacharjee, Mr Avisekh Bhattacharjee, Mr Satwic Vivek Ruia	


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJAYA BHATTACHARJEE
JOTISH CHANDRA GOSWAMI

02/09/1949
Permanent Account Number
AHJPB5574E



Bijaya Bhattacharjee

Signature

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTHSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाए :
आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं: ३, सेक्टर ११, सी.डी.बी.बेलापुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AVIJIT BHATTACHARJEE
ARUNAVA BHATTACHARJEE

03/03/1972
Permanent Account Number
AHC PB3412G

Avijit Bhattacharjee
Signature



Avijit Bhattacharjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARIJIT BHATTACHARJEE
ARUNAVA BHATTACHARJEE
25/09/1977



Permanent Account Number

AWLPB7614G

Arijit Bhattacharjee
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सीडी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AECPB9660D

नाम /NAME

ABHAYA BHATTACHARJEE



पिता का नाम /FATHER'S NAME

JATISH CHANDRA GOSWAMI

जन्म तिथि /DATE OF BIRTH

18-09-1955

हस्ताक्षर /SIGNATURE

Abhaya Bhattacharjee

Abhaya Bhattacharjee

आयकर आयुक्त, प.सं. XI

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

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

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

रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AELPB5534K



नाम /NAME

AVISEKH BHATTACHARJEE

पिता का नाम /FATHER'S NAME

TARUNAVA BHATTACHARJEE

जन्म तिथि /DATE OF BIRTH

20-01-1980

हस्ताक्षर /SIGNATURE

Avisekh Bhattacharjee

Avisekh

आयकर आयुक्त, प.व.-III

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

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

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATVIC PROJECTS PRIVATE LIMITED

12/05/1995

Permanent Account Number

AAHCS48

17/22006

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर भेदन सेवा इकाई, एन एस डी एल
पहली मंजिल, टॉर्नमेंट रोड, कमला गिरी कॉम्पाउंड,
एस. बी. मार्ग, लोअर फ्लोर, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please return it to:
Income Tax Services Unit NSDL,
1st Floor, Lower,
Kamala Giri Compound,
S.B. Marg, Mumbai - 400 013.
Tel: 91 22 458 0664
e-mail: nsi@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR6842M


Signature



भारत सरकार
GOVT. OF INDIA



05082012

इस कार्ड के खोने / चाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

*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: unitinfo@nsdl.co.in

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

GRN: 19-201819-029843276-1

Payment Mode Online Payment

GRN Date: 12/10/2018 13:55:24

Bank : State Bank of India

BRN : IK00UATPS4

BRN Date: 12/10/2018 13:55:45

DEPOSITOR'S DETAILS

Id No. : 16051000276222/5/2018

[Query No./Query Year]

Name : Swastic Projects Private Limited

Contact No. : Mobile No. : +91 9831312312

E-mail :

Address : 212 Ballygunge Place Kolkata 700019

Applicant Name : Mr Bijaya Bhattacharjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000276222/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	16051000276222/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	521

Total

75542

In Words : Rupees Seventy Five Thousand Five Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1605-07334/2018	Date of Registration	19/11/2018
Query No / Year	1605-1000276222/2018	Office where deed is registered	
Query Date	11/10/2018 12:18:21 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bijaya Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, Thana : Lake, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 9831312355, Status : Seller/Executant		
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. 2/-	Rs. 3,17,00,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,281/- (Article:48(g))	Rs. 521/- (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: Hemanta Mukherjee Sarani, , Premises No. p 493, Ward No: 086

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 7 Chatak 42 Sq Ft	1/-	2,69,75,003/-	Property is on Road
Grand Total :					7.4181Dec	1 /-	269,75,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6300 Sq Ft.	1/-	47,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		6300 sq ft	1 /-	47,25,000 /-	

Major Information of the Deed :- I-1605-07334/2018-19/11/2018

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Bijaya Bhattacharjee Wife of Late Arnava Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHJPB5574E, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence</p>
2	<p>Mr Avijit Bhattacharjee Son of Late Arunava Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHCPB3412G, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence</p>
3	<p>Mr Arijit Bhattacharjee Son of Late Arunava Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWLPB7614G, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence</p>
4	<p>Mr Abhaya Bhattacharjee Wife of Late Tarunava Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AECPB9660D, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence</p>
5	<p>Mr Avisekh Bhattacharjee Son of Late Tarunava Bhattacharjee P-493 Hemanta Mukhopadhyay Sarani, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AELPB5534K, Status :Individual, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Satvic Projects Private Limited 21/2 Ballygunge Place, P O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAHCS4891F, Status :Organization, Executed by: Representative</p>

Major Information of the Deed :- I-1605-07334/2018-19/11/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia 21/2 Ballygunge Place, P.O:- Garuahat, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BIZPR8842M Status : Representative, Representative of : Satvic Projects Private Limited (as DIRECTOR)

Identifier Details :

Name & address
Mr Trilok Chand Naita Son of Late Mahabir Prasad Naita 46 Sreedhar Roy Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs Bijaya Bhattacharjee, Mr Avijit Bhattacharjee, Mr Arijit Bhattacharjee, Mr Abhaya Bhattacharjee, Mr Avisekh Bhattacharjee, Mr Satwic Vivek Ruia

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Bijaya Bhattacharjee	Satvic Projects Private Limited-1.48363 Dec
2	Mr Avijit Bhattacharjee	Satvic Projects Private Limited-1.48363 Dec
3	Mr Arijit Bhattacharjee	Satvic Projects Private Limited-1.48363 Dec
4	Mr Abhaya Bhattacharjee	Satvic Projects Private Limited-1.48363 Dec
5	Mr Avisekh Bhattacharjee	Satvic Projects Private Limited-1.48363 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Bijaya Bhattacharjee	Satvic Projects Private Limited-1260.00000000 Sq Ft
2	Mr Avijit Bhattacharjee	Satvic Projects Private Limited-1260.00000000 Sq Ft
3	Mr Arijit Bhattacharjee	Satvic Projects Private Limited-1260.00000000 Sq Ft
4	Mr Abhaya Bhattacharjee	Satvic Projects Private Limited-1260.00000000 Sq Ft
5	Mr Avisekh Bhattacharjee	Satvic Projects Private Limited-1260.00000000 Sq Ft

Endorsement For Deed Number : I - 160507334 / 2018

Major Information of the Deed :- I-1605-07334/2018-19/11/2018

1-10-2018

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 3,17,00,003/-

Sukanya Talukdar

**Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

On 05-11-2018

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

Presented for registration at 20:33 hrs on 05-11-2018, at the Private residence by Mr Satwic Vivek Ruia ,

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

Execution is admitted on 05/11/2018 by 1. Mrs Bijaya Bhattacharjee, Wife of Late Arnava Bhattacharjee, P-493 Hemanta Mukhopadhyay Sarani, P.O: Sarat Bose Road, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Mr Avijit Bhattacharjee, Son of Late Arunava Bhattacharjee, P-493 Hemanta Mukhopadhyay Sarani, P.O: Sarat Bose Road, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. Mr Arijit Bhattacharjee, Son of Late Arunava Bhattacharjee, P-493 Hemanta Mukhopadhyay Sarani, P.O: Sarat Bose Road, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 4. Mr Abhaya Bhattacharjee, Late Tarunava Bhattacharjee, P-493 Hemanta Mukhopadhyay Sarani, P.O: Sarat Bose Road, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 5. Mr Avisekh Bhattacharjee, Son of Late Tarunava Bhattacharjee, P-493 Hemanta Mukhopadhyay Sarani, P.O: Sarat Bose Road, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by Mr Trilok Chand Naita, , Son of Late Mahabir Prasad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

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

Execution is admitted on 05-11-2018 by Mr Satwic Vivek Ruia, DIRECTOR, Satvic Projects Private Limited (Private Limited Company), 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Major Information of the Deed :- I-1605-07334/2018-19/11/2018

certified by Mr Trilok Chand Naita, , Son of Late Mahabir Prasad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 12-11-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 521/- (B = Rs 500/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2018 1:55PM with Govt. Ref. No: 192018190298432761 on 12-10-2018, Amount Rs: 521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00UATPS4 on 12-10-2018, 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 by online = Rs 75,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2018 1:55PM with Govt. Ref. No: 192018190298432761 on 12-10-2018, Amount Rs: 75,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00UATPS4 on 12-10-2018, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 19-11-2018

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.

Major Information of the Deed :- I-1605-07334/2018-19/11/2018

Statement of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 260/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 44832 0, Amount: Rs.100/-, Date of Purchase: 06/07/2018, Vendor name: S MUKHERJEE
2. Stamp: Type: Impressed, Serial no 44832 1, Amount: Rs.100/-, Date of Purchase: 06/07/2018, Vendor name: S MUKHERJEE
3. Stamp: Type: Impressed, Serial no 44832 2, Amount: Rs.50/-, Date of Purchase: 06/07/2018, Vendor name: S MUKHERJEE
4. Stamp: Type: Impressed, Serial no 44832 3, Amount: Rs.10/-, Date of Purchase: 06/07/2018, Vendor name: S MUKHERJEE

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-07334/2018-19/11/2018

26/11/2018 Query No:-16051000276222 / 2018 Deed No :- 160507334 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 236051 to 236100

being No 160507334 for the year 2018.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2018.11.26 16:44:04 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 26/11/2018 16:43:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

RECEIVED of and from the DEVELOPER

within named 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	Cheque No.	Drawn On	Amount Rs.	In favour of
05.11.2018	001911	Kotak Mahindra Bank	10,000	Bijaya Bhattacharjee
05.11.2018	001913	Do	10,000	Avijit Bhattacharjee
05.11.2018	001915	Do	10,000	Arijit Bhattacharjee Abhaya
05.11.2018	001917	Do	10,000	Bhattacharjee Avisekh
05.11.2018	001920	Do	10,000	Bhattacharjee
(Rupees Fifty Thousand)			Rs. <u>50,000</u>	

Bijaya Bhattacharjee
Avijit Bhattacharjee
Arijit Bhattacharjee
Abhaya Bhattacharjee
Avisekh Bhattacharjee

WITNESSES:

[Handwritten signatures of witnesses]

OWNERS



Additional Sub-Registrar
South 24 Parganas
Kolkata-700027
- 5 NOV 2018