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6-পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



THIS AGREEMENT is made this 21st day of April Two Thousand and Twenty One **BETWEEN**
INDIRA SARKAR (PAN AJMPS9505K & Aadhaar No. 2676 5492 0247) wife of Late Ajoy
Kumar Sarkar an Indian national, by faith Hindu, by occupation Housewife, and **AVIJIT**
SARKAR (PAN BFRPS3215N & Aadhaar No. 9898 2766 6234) son of Late Ajoy Kumar
Sarkar an Indian national, by faith Hindu, by occupation Business both presently residing at

22 APR. 2021

3C, Ballygunge
referred to as the OM
LIMITED (PAN AA)
and pro

9665

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

NAME
ADD
For
11 JAN 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
243 K. S. Roy Road, Kol-1

11 JAN 2021
11 JAN 2021

ESK



ESK T.G-2795



T.G-2796
Anupam Sarkar



T.G-2797

Indira Sarkar

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ID-2798

Nilima Mondal
910 - Jodav Mondal
Vill + Po. - Subhasgram
R.S. - Barui pur
Halliokpur
Kolkata-147.

55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge hereinafter jointly referred to as the **OWNERS** of the **ONE PART AND SWASTIC VIDRIK REALTY PRIVATE LIMITED** (PAN AALCS0043B) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat herein represented by one of its directors, **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia and Indian National, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge hereinafter called the **DEVELOPER** of the **OTHER PART**:

WHEREAS:

- A. By an Indenture dated 20th October 2001 and registered with the Additional Registrar of Assurances I, Kolkata in Book No. 1, volume No. 1 to 26 being No. 04996 for the year 2003 Vijoy Pal Gambhir, Sanjay Gambhir and Shalini Gambhir sold transferred and conveyed unto and in favour of Bina Sarkar, Abhijit (Avijit) Sarkar and Subir Sarkar **ALL THAT** the piece or parcel of land measuring 07 cottahs 10 chittacks and 37 sq. ft. be the same a little more or less together with the three storied building all lying situate at and/or being municipal premises No. 55/3C, Ballygunge Circular Road, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written for the consideration and in the manner as contained and recorded therein.
- B. The said Bina Sarkar during her lifetime made and published her last will and testament dated 22nd September 2008 whereby and wherein the said Bina Sarkar gave and bequeathed upon her death unto her husband namely Usha Ranjan Sarkar all present and future movable and immovable properties that included the undivided one third share in the said Premises.



C. The said Bina Sar.
D. The Exen.



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- C. The said Bina Sarkar died testate on 2nd December 2008.
- D. The Executor to the said Last Will and Testament dated 22nd September 2008 of the said Bina Sarkar applied before the Hon'ble High Court at Calcutta in its Testamentary & Intestate Jurisdiction for grant of probate in respect of the said Last Will and Testament dated 22nd September 2008 of the said Bina Sarkar and the same was duly granted on 14th June 2012 in P. L. A. No. 91 of 2011 vide order dated 11th July 2012.
- E. Thus, the said Usha Ranjan Sarkar became the owner in respect of undivided one third part and/or share into or upon the said Premises.
- F. By the Deed of Gift dated 02nd August 2016 and registered with the District Sub – Registrar – III, Alipore, South 24 Parganas, in book No. I, volume No. 1603 -2016 page from 110612 to 110629 being No. 160303608 for the year 2016 the said Usha Ranjan Sarkar gave and transferred unto in favour of his daughter in law namely Indira Sarkar **ALL THAT** the undivided one third part and/or share into or upon the said Premises in the manner as contained and recorded therein.
- G. By the Deed of Conveyance dated 08th February 2021 and registered with the District Sub – Registrar – V, Alipore, South 24 Parganas, in book No. I, volume No. 1630 -2021 page from 30955 to 30982 being No. 163000716 for the year 2021 the said Subir Sarkar sold transferred and conveyed unto and in favour of Avijit Sarkar **ALL THAT** the undivided one third part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- H. Thus, the said Indira Sarkar is the owner in respect of 1/3rd share and the said Avijit Sarkar is the owner in respect of 2/3rd part and/or share into or upon the said Premises as absolute owner thereof free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, pledge, debuttar, collateral, guarantee whatsoever and/or howsoever



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- I. The Owners being 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 include their respective heirs, executors, administrators, legal representatives and assigns;
- 1A.4 **DEVELOPER** shall mean and include the said **SWASTIC VIDRIK REALTY PRIVATE LIMITED** and its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.5 **COMMON FACILITIES/PORTIONS** shall include paths, passages, stairways, elevator, water courses, drains, sewers, ultimate roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.6 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.



- 1A.7 **CARPET AREA** shall mean the space in the said New Building available for the exclusive and independent use and occupation of the Owners or the Developer exclusively, over and above the space demarcated for common facilities and services in the New Building
- 1A.8 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 07 cottahs 10 chittacks and 37 sq. ft. be the same a little more or less together with three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.9 **PLAN** shall mean the map or plan to be 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.10 **OWNER'S ALLOCATION** shall mean 50% of the entire saleable areas together with 50% of the ground floor after providing for the common parts and portions thereof together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I** of the **SECOND SCHEDULE** hereunder written.
- 1A.11 **DEVELOPER'S ALLOCATION** shall mean 50% of the entire saleable areas together with 50% of the ground floor after providing for the common parts and portions thereof 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.



12 FORCE MAJEURE
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- 1A.12 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, epidemic, accumulation of rain water or any unforeseen weather condition, lockdown, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owners.
- 1A.13 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1A.14 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act.

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

- 1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B.2 Words denoting one gender include all other genders.
- 1B.3 Words denoting singular include the plural and vice versa.
- 1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs, representatives, successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.




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- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub-paragraph, schedule or recital of this Agreement.
- 1B.7 Any reference to this Agreement or any of the provisions thereof includes all amendments and modifications made to this Agreement from time to time in force.
- 1B.8 Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such Agreement, instrument or other document as amended, supplemented, modified, suspended, restated or novated from time to time
- 1B.9 If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- 1B.10 If any time limit pursuant to the provisions of this Agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day.
- 1B.11 The schedules shall have effect and be construed as an integral part of this Agreement.
- 1B.12 The headings in this Agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this Agreement.
- 1B.13 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B.14 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this Agreement the Owners have collectively and severally assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this Agreement completely based upon the representations made by the Owners:
- a) The Owners are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owner thereof with a marketable title in respect thereof;



The said Premises
trusts, mortgages, sub
c) No suits or



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- b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, suits, cases, trespass, occupiers whatsoever and/or howsoever;
- c) No suits or legal proceedings or prohibitory orders are pending and/or subsisting in respect of the title of the Owners and/or anything relating to and/or in respect of the said Premises and every part thereof;
- d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations;
- e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises;
- f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof;
- g) There is no occupier/trespasser and/or tenant at the said Premises and the entirety of the said Premises is in vacant peaceful and khas possession of the Owners herein exclusively.
- h) 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;
- i) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises nor have any valid and/or subsisting agreement for development in respect of the said Premises or any part thereof;
- j) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the 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;

- k) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- l) There is no bar legal or otherwise in the Owners and/or any of them signing this agreement and each of the Owners are competent to enter into this Agreement and to carry out their respective obligations, as mentioned herein;
- m) The Owners are resident Indian nationals and have ordinarily resided in India for more than 182 days in the previous three financial years as per the Income Tax Act;
- n) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owners have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

ARTICLE-III-PERMISSION TO CONSTRUCT

- 3. That in pursuance of the said Agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owners do hereby appoint the Developer as the exclusive Developer/Promoter for undertaking the development of the said Premises.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Developer shall upon prior approval of the Owners 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





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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 said New Building on the said Premises.

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

4.5 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.

4.7 The Developer shall have an obligation to prepare the proposed building plan in the manner aforesaid and to have the plan sanctioned from the Kolkata Municipal Corporation within 12 (twelve) months from the date hereof, and upon sanction of the plan the Developer shall provide a copy of the sanctioned plan to the Owners.





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

6.3 The Developer has further agreed to make payment of an amount of Rs.2,40,00,000/= (Rupees Two Crores and Forty Lakhs) only as and by way of non – refundable amount to the Owners (hereinafter referred to as the said **NON – REFUNDABLE AMOUNT**).

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

6.5 A further amount of Rs.1,19,50,000/= (Rupees One Crore Nineteen Lakhs and Fifty Thousand) only out of the said Non - Refundable Amount only shall be paid within 03 days upon demand by the Owners after sanction of the plan by the Kolkata Municipal Corporation.

6.6 The balance of the said Non - Refundable Amount being Rs.1,20,00,000/= (Rupees One Crore and Twenty Lakhs) only shall be paid by the Developer to the Owners upon receipt



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of vacant possession of the said Premises in its entirety after sanction of the plan by the Kolkata Municipal Corporation.

6.7 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over and above initial sanction the same shall also be shared in the ratio of 50:50 between the Owners and the Developer. In the event of the additional floor being sanctioned then in that event the corresponding time period for construction and completion in terms hereof shall stand extended by 09 (nine) months over and above the time period as mentioned hereinafter.

ARTICLE-VII- DELIVERY OF POSSESSION

- 7.1 The Owners shall within 15 days after sanction of the plan by the Kolkata Municipal Corporation vacate the said Premises and deliver the vacant peaceful and khas possession of the said Premises to the Developer.
- 7.2 The Developer shall provide one flat of 04 BHK plus 02 car parking spaces in the half km vicinity of the said Premises for the transit alternate accommodation of the Owners, all rent in respect thereof including to and fro cost of shifting shall be borne by the Developer.
- 7.3 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.
- 7.4 The Developer hereby agrees to complete the construction of the building within 33 months from the date of completion of demolition of the old building that shall be the date for 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.



The Developer
until such time as
delivered



- 7.5 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the 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**).
- 7.6 Immediately after the completion of the said 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.
- 7.7 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 the Architect for the said building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final conclusive and binding on the parties.
- 8.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.





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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-authorised 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.
- 9.3 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, 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-X-TAXES MAINTENANCE ETC

- 10.1 The Owners and the Developer shall pay all rates & taxes equally on and from the date hereof and prior to that the Owners shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises.
- 10.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the 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.

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

10.4 After the said New Building is completed and the 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.

10.5 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owners the Owners shall not be entitled and hereby agrees not to avail of any of the services. The management of the maintenance services of the said New Building shall be handed over to the flats owners by the Developer within a maximum period of 06 to 12 months from the date of completion of the said New Building.

10.6 The 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 OWNER

11.1 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.



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11.2 The Owners shall grant a registered Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorising the Developer to represent the 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 disposal of the entire Developer's Allocation that the Developer is and/or may hereafter be entitled to.

11.3 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.

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

ARTICLE-XII- MUTUAL OBLIGATION

12.1 The 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 agrees and covenants with each other to join and confirm all documents of transfer relating to sale of the Developer's allocation in the said New Building at the said Premises.





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- 12.4 Notwithstanding anything contained herein nothing shall be construed as a demise or assignment in law and by virtue of this Agreement the Owners has granted the exclusive right of development of the said Premises unto and in favour of the Developer.
- 12.5 The name of the said New Building shall remain to be such as shall be decided by the Owners and the Developer and neither the Owners nor the Developer shall be entitled to change and/or alter the same.
- 12.6 Be it noted that by this development and the related development power of attorney, the developer shall only be entitled to receive consideration money by executing agreement/ final document for transfer of property as per provisions laid down in the said document as a developer with getting any ownership of any part of this property under schedule. This development agreement and the related development power of attorney shall never be treated as the agreement /final document for transfer of property between the owner and the developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

ARTICLE-XIII-BREACH AND CONSEQUENCES

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

ARTICLE - XIV – JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO (PREMISES)

ALL THAT the piece or parcel of land containing by admeasurement an area of 07 (seven) cottahs 10 chittacks and 37 sq. ft. be the same a little more or less together with the three storied building ad-measuring 6600 sq. ft. i.e. 2200 sq. ft. per floor all lying situate at



DISTRICT
SOUTH 2

20 APR 2021

and/or being municipal premises No. 55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation and is butted and bounded in the manner as following: -

ON THE NORTH: Partly by municipal premises No. 55/3D, Ballygunge Circular Road & partly by municipal premises No. 55/3E, Ballygunge Circular Road;

ON THE EAST: By 30 feet wide Ballygunge Circular Road;

ON THE WEST: By Private Road;

ON THE SOUTH: By municipal premises No. 55/5, Ballygunge Circular Road;

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

THE SECOND SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART - I Owners' Allocation

1. 50% of the total saleable areas in the said New Building so as to comprise of:
Entire second floor & third floor if the said New Building is sanctioned by the Kolkata Municipal Corporation for a Ground plus Four storied building;
Or
Entire second floor, third floor and fourth floors if the said New Building is sanctioned by the Kolkata Municipal Corporation for a Ground plus Six storied building;
2. 50% of the ground floor of the said New Building 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 to comprise in the said New Building and Premises;



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

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PART - II**DEVELOPER'S ALLOCATION**

1. 50% of the total saleable areas in the said New Building so as to comprise of:

Entire First & fourth floor if the said New Building is sanctioned by the Kolkata Municipal Corporation for a Ground plus Four storied building;

Or

Entire first floor, fifth floor and sixth floor if the said New Building is sanctioned by the Kolkata Municipal Corporation for a Ground plus Six storied building;

2. 50% of the ground floor of the said New Building 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 to comprise in the said New Building and Premises;

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

Structure	: Building designed on RCC foundation and frame conforming to Indian Standards and NBC;
Internal Walls	: White cement putty over cement plastering;
Doors	: Wooden frame & pre-laminated/veneered flush doors of Century or equivalent make & locks of Godrej;
Windows	: UPVC windows frame & shutters with glassed panel & grills in Bed Rooms, Anodised Aluminum frame, in bathrooms & kitchen, sliding door in balcony, glass to be of Saint Gobain/Modi or like;
Flooring	: Diana/Buttochino of Rs.300/= per sq. ft. (inclusive of taxes) grade Italian Marble in living dining, Vitrified Tile in all bedrooms, Staircase finished with Kota & Granite flooring, Roof with glazed tiles after water proofing & ground floor with Paver blocks;
Kitchen	: Anti skid flooring work top in Granite and Ceramic Tiles upto 02 feet over counter with stainless steel sink;
Bathroom	: Anti skid flooring, wall dados in designer (border/highlighter) ceramic tile upto door height with Kohler /Hindware or like CP fittings, concealed hot & cold water Aqua Gold Pipeline, sanitaryware of Kohler/Hindustan or like, shower area to have glass partition;



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

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Electrical

: Three – Phase Concealed Copper wiring of Havells or like make from ground floor up to each unit with adequate electrical points for A/c & Geysers etc. in each room/toilet with modular switches of Havells or like make;

Water

: Round the clock water supply through KMC supply having automated operations and RO plant;

Lift

: Otis/Thyssen Krupp or equivalent make;

Exterior

: Box type designed front façade;

Power Back Up

: Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;

Security

: Electronic PBX connection to each unit, round the clock CCTV surveillance;

Lobby

: Decorated facade of Lift & lobby;

Others

: Car Wash;
Personalised letterbox;
Common toilet for servants and staff;
Staircase to have steel railing of 304 grade;
Decorative roof and ground floor AC lobby with reception furniture;
Landscaped lawn & garden in open area of ground floor;





DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE

20 APR 2021

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

SIGNED SEALED AND DELIVERED

by the OWNER at Kolkata

in the presence of:

Indira Sarkar

P. K. Mondal
s/o. Ballygunge Place
Kolkata-19

Sanjay Sarkar
s/o. M. T. Rd.
Dhakuria.
Kolkata-81

Indira Sarkar

Left

Right



Pratik Jankar

Pratik Jankar

Left

Right



SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

For Swastic Vidya Realty Pvt. Ltd.

Director

P. K. Mondal

Pratik Jankar

Left

Right



Drafted by me
Pratik Jankar
Advocate
A.P. Choudhary
A/875/798/99



RECEIVED of and from the within named DEVELOPER

an amount of RUPEES FIFTY THOUSAND ONLY

RS.50,000/=

as and by way of part payment of the amount payable

in accordance and terms hereof as per memo below:

MEMO OF CONSIDERATION

Date	Pay order No.	Drawn On	Amount Rs.	In favour of
20.04.2021	574122	Kotak Mahindra Bank	15,000/=	Indira Sarkar
20.04.2021	574124	Kotak Mahindra Bank	30,000/=	Avijit Sarkar
(Rupees Fifty Thousand) only		TDS	<u>5,000/=</u> Rs. <u>50,000/=</u>	

Witnesses:

S. Mondal
[Signature]

Indira Sarkar
[Signature]

OWNERS

[Signature]



Thumb

1st finger

middle finger

ring finger

small finger

left
handright
handName.....Sisir Mondal.....Signature.....Sisir Mondal.....

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO

left
handright
hand

Name.....

Signature.....

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO

left
handright
hand

Name.....

Signature.....



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

20 APR 2021

आयकर विभाग
INCOME TAX DEPARTMENT

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M


Signature



भारत सरकार
GOVT. OF INDIA



09000312

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Development Agreement of
SB/3C Ballygunge Circular Road.



इस कार्ड को खोने / वापस लाना सुरक्षित नहीं / खोने पर
आयकर विभाग को सूचना देनी होगी, एन एस डी ईयू
सीएसटी भवन, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

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

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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS0043B



26102020

जारीकर्ता
SWASTIC VIDRIK REALTY PRIVATE
LIMITED

प्रमाणित / सत्यापित तिथि
Date of Issuance/Verification
10/07/2007

Handwritten signature

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Development Agreement
Registration of 55/3C Ballygunge
Circular Road.

इस कार्ड के खोने/हाने पर कृपया सूचित करें/सीकरा:
आपका पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मस्ती स्ट्रीट,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म बंगला चौक के पास,
पुणे - 411 016.

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

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

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





आयकर विभाग

INCOME TAX DEPARTMENT

AVIJIT SARKAR

AJOY SARKAR

11/10/1987

Permanent Account Number
BFRPS3215N


Signature



भारत सरकार

GOVT. OF INDIA



0103-2006

यदि आपका PAN कार्ड खोया गया है, तो कृपया इसे वापस आने के लिए
आयकर सेवा इकाई, एन एस डी, को सूचित करें।
चौथी मंजिल, एन.ए. रोड, कपली, कोल्हापुर, महाराष्ट्र
एन.बी. मार्ग, लोअर पैरल, मुंबई - 400 043

If this card is lost / someone finds it and found
please inform / return to

Income Tax PAN Services Unit, NSDL
4th Floor, A-Wing, Trade World,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 043

Tel: 91-22-2499 4631 Fax: 91-22-249 1661
e-mail: unit@nsdl.co.in





स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AJMPS9505K



नाम /NAME

INDIRA SARKAR

पिता का नाम /FATHER'S NAME

BALARAM DUTTA

जन्म तिथि /DATE OF BIRTH

19-11-1965

हस्ताक्षर /SIGNATURE

Indira Sarkar

B. D. Das

आयकर आयुक्त, प. नं. 11

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Indira Sarkar





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নির্বাচকের নাম : সিসির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 05/01/1984
Date of Birth

Sisir Mondal

JTK3837937

ঠিকানা:
পেতুয়া মণ্ডল পাড়া ও কইবাসপাড়া মল্লিকপুর বাকুই পুর
মহিলা 24 পরগনা 700147

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

Date: 12/08/2007
104-বাকুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Barulpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিস্টেম সিস্টেম
ভোটা ও একটি নম্বরের নতুন সিস্টেম পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



Major Information of the Deed

Deed No :	I-1603-03534/2021	Date of Registration	22/04/2021
Query No / Year	1603-2000779829/2021	Office where deed is registered	
Deed Date	13/04/2021 6:20:19 PM	1603-2000779829/2021	
Applicant Name, Address & Other Details	Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas, Thana : Barui Pur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9748949141, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
	Rs. 7,32,57,800/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 553/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (Rainy Park -- A.C. Avenue Off Road) , , Premises No: 55/3C, , Ward No: 069
Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 10 Chatak 37 Sq Ft		6,99,16,550/-	Property is on Road
Grand Total :				12.666Dec	0 /-	699,16,550 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6600 Sq Ft.	0/-	33,41,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6600 sq ft	0 /-	33,41,250 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature	
1	Mrs Indira Sarkar Wife of Late Ajoy Kumar Sarkar 55/3 C Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx5K, Aadhaar No: 26xxxxxxxx0247, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence
2	Mr Avijit Sarkar Son of Late Ajoy Kumar Sarkar 55/3C Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5N, Aadhaar No: 98xxxxxxxx6234, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence

Developer Details :

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

Representative Details :

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:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Vidrik Realty Private Limited (as Director)

Identifier Details :

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

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mrs Indira Sarkar	Swastic Vidrik Realty Private Limited-6.33302 Dec
2	Mr Avijit Sarkar	Swastic Vidrik Realty Private Limited-6.33302 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Sarkar	Swastic Vidrik Realty Private Limited-3300.00000000 Sq Ft
2	Mr Avijit Sarkar	Swastic Vidrik Realty Private Limited-3300.00000000 Sq Ft

On 21-04-2021

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

Presented for registration at 18:10 hrs on 21-04-2021, at the Private residence by Mr Satwic Vivek Ruia .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,32,57,800/-

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

Execution is admitted on 21/04/2021 by 1. Mrs Indira Sarkar, Wife of Late Ajoy Kumar Sarkar, 55/3 C Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Mr Avijit Sarkar, Son of Late Ajoy Kumar Sarkar, 55/3C Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

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

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

Execution is admitted on 21-04-2021 by Mr Satwic Vivek Ruia, Director, Swastic Vidrik Realty Private Limited (Private Limited Company), 21/2 Ballygunge Place, 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, Petua Mondal Para O Ruidaspara Mallikpur Baruipur, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service



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

On 22-04-2021

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

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2021 11:33AM with Govt. Ref. No: 192021220005323281 on 20-04-2021, Amount Rs: 521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1422527160 on 20-04-2021, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no M909252, Amount: Rs.50/-, Date of Purchase: 11/01/2021, Vendor name:

Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/04/2021 11:33AM with Govt. Ref. No: 192021220005323281 on 20-04-2021, Amount Rs: 74,971/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1422527160 on 20-04-2021, Head of Account 0030-02-103-003-02



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

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 117554 to 117588

Deed No 160303534 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.05.13 16:31:51 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2021/05/13 04:31:51 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)