

31/12/2020

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गण्डकेश्वर पश्चिम बंगाल WEST BENGAL 0.1603635/2020 AA 699123



Nandini Mukherjee



Signature

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 14th day of December Two Thousand and Twenty
 BETWEEN NANDINI MUKHERJEE (PAN AFEPM6167R – AADHAAR 4182 1840 2373),
 wife of Mr. Ribwick Mukherjee, an Indian National, by faith Hindu, by occupation service and

Signature

Signature

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of this document.

Signature
 District Sub-Registrar
 Alipore, South 24 Parganas

18 DEC 2020

46738

presently residing
Station - Tollygung
of ex...

NAME _____
ADD. _____
Rs. _____
14 OCT 2020
SURANJAN MUKHERJEE
Licensed Stamp Valuer
C. C. Court
2 & 3, R. S. Ho, Ho, Ho

SANJAY KUMAR BAID
Aravante
Old Post Office Street
Kolkata-700 001

14 OCT 2020
14 OCT 2020

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V. C. T. I
1677



For Swastik Vidrik Realty Pvt. Ltd.

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Director

V. C. T. I
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Alipore, South 24 Parganas

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Nandini Mukherjee

Hunny Kumar Dasg
2A S.P. Mukherjee Road
KOL-25
3/0, Sanjay Dasg
Occupation- Service.

presently residing at Premises No. 63/1B, Pratapaditya Road, Post Office – Kalighat, Police Station – Tollygunge, Kolkata - 700 026 hereinafter referred to as the **OWNER** (which term or expression shall unless excluded by and / or repugnant to the context shall be deemed to mean and include her heir(s), executor(s), administrator(s), legal representative(s) and / or assigns) 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 situated at Premises No. 21/2, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata- 700 019, hereinafter called the **DEVELOPER** (which term or expression shall unless excluded by and / or repugnant to the context shall be deemed to mean and include its successors – in – office, successors – in – interest and / or assigns) of the **OTHER PART** (Being represented by Mr. Satwic Vivek Ruia (PAN BIZPR8842M), son of Mr. Vivek Ruia, an Indian national, by faith Hindu, by occupation business, of Premises no. 21/2, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, Director of Swastic Projects Private Limited, having duly authorised in terms of a resolution, dated 29th October 2020 passed in a duly convened meeting of the Board of Directors of the company)

WHEREAS:

- A. One Saraju Bala Kar was, during her lifetime, absolutely seized and possessed and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land, measuring 18 Cottahs 13 Chittacks and 30 square feet, situate, lying at and being Premises No. 63, Pratapaditya Road, in the then town of Calcutta (hereinafter referred to as the "**SAID LARGER LAND**").
- B. The said Saraju Bala Kar, during her lifetime, made and published her last Will and Testament dated 22nd October 1941, whereby and wherein apart from other bequests upon her death, she demised and bequeathed **ALL THAT** piece or parcel of land measuring about 03 Cottahs 04 Chittacks and 08 square feet, be the same a little more




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or less, out of the said Larger Land unto and in favour of her granddaughter namely Pritilata Mukherjee (nee Basu), absolutely and forever in the manner as contained and recorded therein.

C. The said Saraju Bala Kar died testate on 12th July, 1942.

D. The said last Will and Testament dated 22nd October 1941, made and published by of the said Saraju Bala Kar was duly proved in the High Court of Judicature at Fort William in Bengal, in its Testamentary and Intestate Jurisdiction on 5th March 1943.

E. By duly executed Indenture dated 16th February 1952 and registered with the Office of the Sub – Registrar of Alipur Sadar in Book No. 1, Volume No. 25, Pages 04 – 07, Being No. 864 for the year 1952, the Executors named in the said last Will and Testament dated 22nd October 1941 made and published by the said Saraju Bala Kar, namely Fatik Chandra Kar and Rabindra Chandra Kar transferred and conveyed unto and in favour of the said Pritilata Mukherjee, the beneficiary named in the said last Will and Testament dated 22nd October 1941 made and published by the said Saraju Bala Kar **ALL THAT** piece or parcel of land measuring about 03 Cottahs 04 Chittacks and 08 square feet, be the same a little more or less out of the said larger land and also being part or portion of Premises No. 63, Pratapaditya Road, which subsequently has been numbered as municipal Premises No. 63/1B, Pratapaditya Road, Kolkata - 700 026 (hereinafter referred to as **THE SAID PREMISES**), morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written in the manner as contained and recorded therein.

F. While being seised and possessed of the said premises, the said Pritilata Mukherjee, during her lifetime, constructed a two storied building on the land comprised in the said Premises.




G. The said Press



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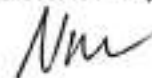
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- G. The said Pritilata Mukherjee, who was during her lifetime governed by the Dayabhaga school of Hindu Law, died intestate on 28th May 1999 leaving behind one son namely Ritwick Mukherjee, as her sole legal heir and/or representative, him surviving, her husband namely Dilip Mukherjee having predeceased her, on 3rd December 1992.
- H. By virtue of a duly executed Deed of Gift dated 29th November, 2005 and registered with the Office of the learned Additional Registrar of Assurances – I, Kolkata in Book No. 1, CD Volume No. 29, Pages 8057 to 8083, Being No. 12176 for the year 2010, the said Ritwick Mukherjee, out of natural love and affection which he did bear, for his wife, Nandini Mukherjee gifted, transferred and/or conveyed unto and in her favour **ALL THAT** the said Premises, absolutely and forever, in the manner as contained and recorded therein.
- I. The existing building at the said premises, being old and dilapidated and the Owner being desirous of causing the said premises to be developed, was on the lookout for developers, who would be ready and willing to develop the said premises and the Developer, on coming to know of such intention approached the owner with a proposal for developing the said premises and after discussions between the parties inter se, the Owner has agreed to appoint the Developer, 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 ARCHITEC
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1A.2 Ar



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- 1A.1 **ARCHITECT** shall mean such person or firm who may be appointed as architects of the new building by the Developer.
- 1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Property, in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction thereof.
- 1A.3 **OWNER** shall mean the Owner above named and shall include her heirs, executors, administrators, legal representatives and / or assigns;
- 1A.4 **DEVELOPER** shall mean the said **SWASTIC VIDRIK REALTY PRIVATE LIMITED** and its successors – in – office, successors – in – interest, nominee/s and/or assigns.
- 1A.5 **COMMON FACILITIES/PORIONS** shall mean and include paths, passages, stairways, elevator, water courses, drains, sewers and other spaces and facilities whatsoever in the new building, as specified expressly by the Developer, upon completion of the new building for the establishment, location, enjoyment, provision, maintenance and/or management of the new building.
- 1A.6 **CONSTRUCTED AREA** 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 **SAID PREMISES** shall mean and include **ALL THAT** piece or parcel of land measuring about 03 Cottahs 04 Chittacks and 08 square feet, be the same a little more or less, together with the two storied building and other structures standing thereon and / or part or portion thereof, situate, lying situate at and being Municipal Premises No. 63/1B, Pratapadiya Road, Police Station – Tollygunge, Kolkata - 700 026 morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.8 **SAID PROPERTY** shall mean the new premises, to be formed consequent upon the merger and amalgamation the said premises and the contiguous premises No. 63/1A, Pratapaditya Road, Police Station – Tollygunge, Kolkata - 700 26.

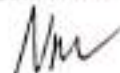




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- 1A.9 **SANCTIONED PLAN** shall mean the map or plan to be sanctioned by the Kolkata Municipal Corporation for the construction of the new building on the said property and shall include the modification(s) and/or alteration(s) thereto, as may be mutually agreed upon between the parties, duly sanctioned by the authorities concerned;
- 1A.10 **OWNER'S ALLOCATION** shall mean the entire third floor of the new building, comprising a built up area of about 2480 square feet, be the same a little more or less and adequate covered parking space for parking of two motorcars, in aggregate measuring 270 square feet on the ground floor of the new building together with the undivided proportionate share in the land comprised in the said property and in the common parts and facilities (facilities/portions), more fully and particularly mentioned and described in **PART - I** of the **SECOND SCHEDULE** hereunder written, liable to modified in the circumstances mentioned hereinafter,
- 1A.11 **DEVELOPER'S ALLOCATION** shall mean and include all remaining floors and units including shops areas for commercial exploitation etc. in the new Building i.e. areas /units in the new building, save and except the Owner's Allocation together with the undivided proportionate share in the land comprised in the said property and in the common parts and facilities (facilities / portions), more fully and particularly mentioned and described in **PART - II** of the **SECOND SCHEDULE** hereunder written.
- 1A.12 **FORCE MAJEURE** shall mean the circumstances beyond the control of the parties 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, pandemic, 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.
- 1A.13 **NOTICE** shall mean and include all notices to be served by either of the parties to the other and shall be deemed to have been served on the 4th day of the date the same





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being delivered for dispatch to the Postal Authority by registered post / speed post, with acknowledgement due at the last known address of the parties.

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, legal 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 hereof 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 appended 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.






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- 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 appended hereto shall have effect and be construed as an integral part of this agreement.
- 1B.12 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- 1B.13 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B.14 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owner has assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owner:
- a) The Owner is seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owner thereof with a marketable title in respect thereof;
 - b) The said Premises is free of all encumbrances 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 Owner into or upon the said Premises and every part thereof; 





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- 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) The freehold interest and/or ownership interest of the Owner into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner by way of security or additional security and/or otherwise in favour of any Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owner for any purpose whatsoever or howsoever and all original title deeds in respect of the said Premises are in the custody of the Owner herself;
- h) The Owner has not entered into any agreement for sale and/or transfer in respect of the said Premises nor is any agreement for development in respect of the said Premises or any part thereof, is subsisting;
- 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 Owner and in respect of any outstanding rates taxes and outgoing the Owner shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses upto the date of delivery of possession of the said Premises;
- j) The Owner does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- k) The Owner is competent to enter into this agreement and to carry out her obligations, as mentioned herein;
- l) The Vendor is a resident Indian national and has ordinarily resided in India for more than 182 days in the previous 03 financial years as per the Income Tax Act;



m) The recitals &
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- m) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owner has not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

ARTICLE – III - PERMISSION TO CONSTRUCT

3. That in pursuance of the said agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owner doth hereby appoint the Developer as the exclusive Developer/Promoter for undertaking the development of the said premises.

ARTICLE – IV – PLANS & OTHERS

- 4.1 The Developer shall cause to have the said premises and Premises No. 63/1A, Pratapaditya Road to be amalgamated as one single municipal holding in the records of the Kolkata Municipal Corporation and for that the Owner shall sign, execute and register all necessary deeds, documents, instruments, plans, applications, forms and others as shall be necessary or be required. The Developer shall be obliged to submit the requisite application in this regard, within a period of 90 days, from the date of execution and registration of the corresponding sale deeds in this regard. Time in this regard shall be deemed to be the essence of this contract.
- 4.2 The Developer shall at its own costs cause to prepare a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction of the new building on the land comprised in the said property. The Developer shall however be obliged to make over a copy of the said plan to the Owner, prior to submission. The Developer shall submit the plan so prepared, for sanction by the said Corporation, within a period of 90 days, from the date of receipt of assessment register book copy of the amalgamated premises. Time in this regard shall be the essence of the contract. The Developer shall be entitled to modify, change and/or alter the said map



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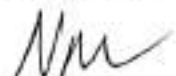
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and/or cause the same to be modified or altered at its own costs, if so desired by the Kolkata Municipal Corporation or any other statutory body for the benefit of development.

- 4.3 The Owner shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.
- 4.4 The Developer acting on behalf of and as the Attorney of the Owner shall from time to time submit all further plans and/or applications and other documents and papers on the advice of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the said new building on the land comprised in the said property.
- 4.5 The Developer shall submit, in the name of the Owner all applications, plans and other papers and documents for the purposes as mentioned herein. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees for the purpose and during ~~in~~ the course of construction of the new building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the new building shall also be borne and paid by the Developer exclusively and the Owner shall not be required to contribute any amount in this regard.
- 4.6 In the event of the plan as submitted to the Kolkata Municipal Corporation by the Developer for sanction, is not sanctioned by the said Corporation within 04 (four) months from the date of submission of the same, the Owner shall have unfettered right to cancel and/or revoke and/or rescind these presents. In the event of such a contingency, the ownership and marketable title in respect of the said Premises no. 63/1A, Pratapaditya Road and the said premises shall be restored and/or reinstated



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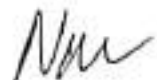
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to their original selves, as they existed, just prior to the execution and registration of this development agreement, by way of execution and registration of the necessary sale deeds and thereafter separation of the amalgamated premises and mutation thereof in the records of the Kolkata Municipal Corporation, in the names of the respective parties. The same shall be done at the endeavours of the Developer but the costs for the above shall be borne and paid by the respective parties in the ratio of their respective portions.

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

ARTICLE – V – DEVELOPMENT WORK

- 5.1 The Developer shall at its own costs and expenses prepare and sign the building Plan for construction of the new building and shall have the same sanctioned by the Kolkata Municipal Corporation, at its own costs and expenses by obtaining the sanctioned plan from the Kolkata Municipal Corporation and other appropriate Government Authorities and/or Departments as may be necessary or required for the development of the said premises and/or construction of the said building under the provisions of the Kolkata Municipal Corporation Act, 1980 and/or the rules, regulations and bye-laws framed thereunder from time to time.
- 5.2 Upon sanction of the said plan by the concerned authorities, the Developer shall cause to earmark and demarcate the respective allocations of the Owners and the



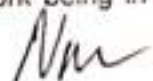


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Developer in the new building on a copy of the sanctioned plan, authenticate the same and hand it over to the Owner;

- 5.3 The Developer shall cause to demolish the existing building and other structures at the said premises, in such manner as the Developer may think fit and proper and the salvage value thereof shall belong exclusively to the Developer.
- 5.4 The Developer shall commence construction of the new building in accordance with the sanctioned plan as per the specifications set out in the **THIRD SCHEDULE** hereinafter appearing, within three months from the date of receipt of vacant possession of the entirety of the said Premises from the Owner for the purpose of commencement of the construction activity. The Owner shall vacate the said premises and shall handover clear vacant possession to the Developer for the Developer to commence its constructional activities, within a period of 30 days from the date on which the Developer obtains the sanctioned plan from the Kolkata Municipal Corporation. The Developer shall deliver vacant habitable and peaceful possession of the Owner's Allocation to the Owner within 30 months from the date of receipt of vacant possession of the entirety of the said Premises from the Owner for the purpose of commencement of the construction activity.
- 5.5 The entire cost of construction of the new building of whatsoever nature shall be borne by the Developer. Such cost shall be inclusive of but not limited to the cost of all services, amenities, fittings, fixtures, installations and 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. The Developer shall cause to install the lift, generator, pump, water storage tank and reservoir in the new building and ensure the supply of electricity to the new building, from the CESC, at its own costs and endeavors' Developer shall keep the Owner absolutely indemnified and harmless against all actions, claims and demands whatsoever as may be arise, due to the construction of the new building and/or the said development work being in



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deviation from the sanctioned plan and/or violation of the rules, regulations and bye-laws under the Kolkata Municipal Corporation Act as also due to loss of lives and properties, resulting from and/or consequent to the development work, being carried on by the Developer.

- 5.6 The Owner shall at the request of the Developer and not beyond a period of 30 days from the date on which the Developer obtains the sanctioned plan from the Kolkata Municipal Corporation, handover possession of the said premises, to the Developer, for the Developer to commence its development work. Such handover shall however, be on the first day of any English calendar month.
- 5.7 During the period commencing with the Owner handing over possession of the said premises to the Developer and terminating with the Developer delivering vacant, habitable and peaceful possession of the Owner's Allocation to the Owner, in the manner indicated herein, the Developer shall bear and pay an amount not exceeding Rs.50,000/= (Rupees Fifty Thousand) per month for the cost of transit alternate accommodation of the Owner. The Developer shall pay to the Owner, as shall be necessary or be required for procuring the transit alternate accommodation, such amount that would be equivalent to the monthly cost of such transit alternate accommodation for the entire period of 30 months on or before the delivery of possession of the said Premises by the Owner to the Developer for the purpose of commencement of the development activity and simultaneously also handover 06 (six) Nos. post-dated cheques to the Owner, each of such cheque being equivalent to the monthly outgo as hereinbefore mentioned, as and by way of security. The Developer shall also be liable and obliged to bear the expenses to be incurred by the Owner, for the purpose of shifting to and from such alternative accommodation, inclusive of but not limited to the packing, handling and transportation charges for shifting its furniture and other belongings.
- 5.8 The Developer shall obtain the Completion Certificate from the Kolkata Municipal Corporation and hand over a copy thereof to the Owner.





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ARTICLE – VI – SPACE ALLOCATION

- 6.1 The Owner's Allocation is detailed out in PART – I of the SECOND SCHEDULE hereunder written and the Developer's Allocation is detailed out in PART – II of the SECOND SCHEDULE hereunder written.
- 6.2 Both the Owner and the Developer shall be entitled to sell, transfer, lease, deal with 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 shall be entitled to have the first floor of the said New Building to be sanctioned for any commercial usage and connect the same with exclusive staircase leading from the ground floor to the first floor and the Owner has got no objection to the same and hereby accords her consent and concurrence towards the same.
- 6.4 In the event of any shoprooms being got sanctioned on the ground floor of the new Building the same shall belong to the Developer exclusively and the Owner shall not claim any area and/or amount and/or demand anything in respect thereof and all such shoprooms shall form part of the Developer's Allocation exclusively. However, a separate entrance is required to be provided for ingress to and egress from the said shoprooms
- 6.5 The Developer has given the Owner to understand that the sanction would be accorded by the Kolkata Municipal Corporation, for the construction of G + 4 storied building. In the event of the Kolkata Municipal Corporation granting sanction of any additional floors the constructed area / carpet area comprised in such floor(s) shall be apportioned between the Owner and the Developer in the ratio of 15% to the Owner and 85% to the Developer and both the Owner's allocation and Developer's allocation shall stand suitably modified. In the event such additional space to be provided to the Owner of account of such modification, cannot be translated into a flat / unit to the satisfaction of the Owner, the Developer shall cause to be paid to the



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Owner, monetary equivalent thereof, the same being calculated in accordance with the prevailing market rate, at the time of such payment. For the purpose of the present clause, the prevailing market rate shall be deemed to mean the rate-market value, as would be assessed by the concerned Registration Office, at that relevant point of time. It is also recorded that should the Kolkata Municipal Corporation grant sanction for the additional floor i.e. the fifth floor then the time period of completion of the new building shall stand extended by 03 months over and above the time period as mentioned herein.

- 6.6 The built up area of the flat to comprise in the Owner's Allocation as mentioned herein has been arrived without the physical survey being done of the said property and/or the report of the Survey Department of the Kolkata Municipal Corporation and the Kolkata Improvement Trust, should due to any of the above the built up area of one entire floor being reduced, the flat forming part of the Owner's Allocation shall stand reduced correspondingly.

ARTICLE - VII - DELIVERY OF POSSESSION

- 7.1 The Developer shall deliver vacant habitable and peaceful possession of the Owner's Allocation to the Owners within 30 months from the date of receipt of vacant and peaceful possession of the entirety of the said premises from the Owner for the purpose of commencement of the development activities thereat. The Owner's Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the building is complete and then the 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 Certificate of Completion from the Kolkata Municipal Corporation prior to delivery of the Owner's Allocation. Upon obtaining such Certificate of Completion, the Developer shall call upon the Owner to take possession of the Owner's Allocation.
- 7.2 The Developer shall not incur any liability for any delay in the delivery of the possession of the Owner's Allocation by reasons of FORCE MAJEURE. In any of the







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

- 7.3 The Developer agrees not to deliver or permit to be delivered any flat / unit / space comprised within the Developer's Allocation until such time the notice in writing to take the possession of the Owner's Allocation is delivered and/or caused to be delivered upon completion of the same as aforesaid. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owner fail and/or neglect to take possession of the Owner's Allocation within 30 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).
- 7.4 Immediately after the completion of the new building and issuance of notice to take possession of the Owner's Allocation, the Owner shall execute and/or cause to execute the Deeds of Conveyance 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.
- 7.5 The Owner shall sign and execute the Deed(s) of Conveyance 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.





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- 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.
- 8.3 The Owner and or her authorized representative shall, at all reasonable times, during the construction of the new building be entitled to enter the said property for the purpose of inspecting the progress of such construction and point out deficiencies / deviations from the terms agreed upon, if circumstances so warrant.

ARTICLE – IX – INDEMNITY

- 9.1 The Owner shall solely be responsible for due discharge of any liability, occurring due to any act of omission and/or commission on the part of the Owner and shall always keep the Developer indemnified against all actions, suits, proceedings, damages and/or losses which may arise because of any act deed matter or thing concerning the title of the said premises.
- 9.2 The Developer shall be fully responsible for any deviation or un-authorized construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall keep the Owner absolutely indemnified and harmless against all actions, claims and demands whatsoever as may arise, due to the construction of the new building and/or the said development work being in deviation from the sanctioned plan and/or violation of the rules, regulations and bye-laws under the Kolkata Municipal Corporation Act as also due to loss of lives and properties. The Developer shall keep the Owner absolutely indemnified against all losses, liabilities, costs and/or claims, actions and/or proceedings, of whatsoever nature, on account of any act of omission/commission on the part of the Developer.
- 9.3 The Owner doth hereby, as and by way of negative covenants, undertake to the Developer:







P

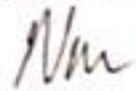
District Registrar-V
Alipore, South 24 Parganas

14 DEC 2020

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

ARTICLE – X – TAXES AND MAINTENANCE ETC.

- 10.1 The Developer shall pay all rates & taxes on and from the date of the Owner vacating the said Premises in its entirety and prior to that the Owner shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises.
- 10.2 The respective parties shall be liable to pay and bear all taxes, rates and other services and other outgoing payable in respect of their respective allocations from the date of issue of the completion certificate by the Kolkata Municipal Corporation irrespective of whether actual physical possession of the Owner's Allocation is taken or not, by the Owner.
- 10.3 The Owner and the Developer shall, from the Date of Possession of the Owner's allocation maintain their respective portions at their own costs in a good and 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 new building, which may be unlawful or which may cause obstruction or interference to the user of such common areas.
- 10.4 After completion of construction of the new building and the possession of the Owner's allocation is delivered to the Owner, in the manner envisaged herein, the Developer and the Owner shall form an association of the owners/occupants of the various flats in the new building, with such rules and regulations as the Developer and the Owner shall think fit and proper and the Owner and the Developer or its





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nominee/s shall be liable and agree to make payment of the proportionate share of maintenance charges, payable in respect of their respective allocations.

10.5 Until such time, such an association is formed, the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however, to the Owner making payment of the proportionate share of the maintenance charges and all other outgoings payable in respect of the Owner's allocation and unless the said maintenance charges are paid by the Owner the Owner shall not be entitled and hereby agrees not to avail of any of the services.

10.6 The Owner shall be liable to pay charges for electricity in or relating to the Owner's Allocation wholly and proportionately relating to common areas.

ARTICLE – XI – OBLIGATIONS OF THE DEVELOPER

11.1 In consideration of the premises and subject to the provisions contained in these presents, the DEVELOPER doth hereby agrees and undertakes to construct the new building on the said land, comprised in the said property, in accordance with the sanctioned plan and the rules, regulations and bye-laws of the Kolkata Municipal Corporation, upon demolishing the existing dwelling house, constructed at the said premises.

11.2 The Developer shall proceed to construct the new building in accordance with the sanctioned plan as per the specifications set out in the **THIRD SCHEDULE** hereinafter appearing and deliver vacant, habitable and peaceful possession of the Owners' Allocation, to the Owners complete in all respect, together with the undivided proportionate and impartible share or interest in the land, comprised in the said property, and the common areas for occupation of the same by the Owners, within 30 months from the date of receipt of vacant and peaceful possession of the entirety of the said premises from the Owner for the purpose of commencement of the development activities thereat..







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- 11.3 The Developer shall be obliged to obtain the Completion Certificate from the Kolkata Municipal Corporation at the earliest and hand over a copy thereof to the Owners.

ARTICLE – XII – OBLIGATIONS OF THE OWNER

- 12.1 The Owner shall be liable for payment of all amounts towards GST, and/or any other taxes, levies, outgoings whatsoever, that may be imposed by any authority and/ or Government (central, state and / or local) in respect of the Owner's allocation only.
- 12.2 The Owner shall grant a Power of Attorney in favour of the Developer or its nominee for the purpose of signing and obtaining sanction of the building plan and all necessary permissions and sanctions from various authorities in connection with the construction of the new building and also for pursuing and following up the matter with the Kolkata Municipal Corporation and other appropriate Government authorities, viz. Kolkata Metropolitan Development Authority, Calcutta Electric Supply Corporation. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till the execution and registration of the deeds of conveyance in respect of the entirety of the Developer's Allocation after completion of the project.
- 12.3 The Owner shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's allocation in the said property and for completing the construction of the building.
- 12.4 The Owner shall grant a registered power of attorney in favour of the Developer so as to enable its authorized signatories to sign execute and register all deeds of conveyances in respect of the Developer's Allocation 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.







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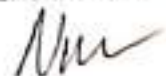
14 DEC 2020

ARTICLE – XIII – MUTUAL OBLIGATION

- 13.1 The Owner and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the building or buildings at the said Premises.
- 13.2 The Owner and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the New Building at the said Premises.
- 13.3 The Owner and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of the others allocation in the New Building at the said Premises.
- 13.4 Notwithstanding anything contained herein nothing shall be construed as a demise or assignment in law and by virtue of this agreement the Owner has granted the exclusive right of development of the said Premises unto and in favour of the Developer.
- 13.5 The name of the New Building shall remain to be "Swastic Preeti" and neither the Owner nor the Developer shall be entitled to change and/or alter the same.

ARTICLE-XIV-BREACH AND CONSEQUENCES

- 14.1 In case the Owner commits any default or breach in fulfillment of her obligations contained herein, then and in such event the Developer shall be entitled to specific performance of contract and / or damages therefor.
- 14.2 In the event of the construction of the new building not being completed within the time period as mentioned herein, subject to Force Majeure, the Developer shall be entitled to a grace period of 06 months over and above the time period as mentioned hereinbefore, subject to Force Majeure.
- 14.3 Should the construction work not being completed inspite of the grace period as hereinbefore mentioned, then in that event the Owner may at her option exercise the





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exit route by way of reinstating selling and transferring all her entire right title interest in terms of this agreement, i.e. the Owner's Allocation unto and in favour of the Developer and/or its nominee/s subject to the Developer making payment of the consideration amount in respect of the Owner's Allocation (comprising of the flat having 2480 sq. ft .built up area and covered car parking measuring 270 sq. ft. and if sanctioned then 15% of the 5th floor) in lieu thereof, such consideration amount being arrived at on the basis of and/or in accordance with the prevailing market rate, at the time of such payment as well as the stamp duty and registration fees payable for transfer of a property of equivalent value, at that relevant point of time. The payment of an amount equivalent to the stamp duty and registration fees payable for transfer of a property of equivalent value, would enable the Owner to acquire a property of equivalent value, as and by way of purchase, for her residential purpose. Needless to mention that the Developer shall bear the stamp duty and registration fees, for the transfer of the Owner's allocation in favour of the Developer. For the purpose of the present clause, the prevailing market rate shall be deemed to mean the rate / market value at which a residential flat at the said premises, would be assessed by the concerned Registration Office, at that relevant point of time. The Owner shall simultaneously with receipt of the consideration amount as hereinbefore mentioned, sign, execute and register the deed/s of conveyance in favour of the Developer or its nominee/s in such parts as the Developer and/or its nominee may require.

ARTICLE - XV – JURISDICTION

15. 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.





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District Sub-Registrar-V
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THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 03 cottahs 04 chittacks and 08 sq. ft. be the same a little more or less together with the two storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 63/1B, Pratapaditya Road, Kolkata 700 026 PS Tollygunge PO Kalighat in ward No. 88 of the Kolkata Municipal Corporation in the District of 24 Parganas (S), Sub-Registry Alipore and is butted and bounded in the manner following: -

each having 800 Sq. FT covered as ready cemented floors

ON THE NORTH: By Premises No. 5, Bawali Mondal Road

ON THE SOUTH: By Pratapaditya Road,

ON THE EAST: By Premises No. 63/6, Pratapaditya Road

ON THE WEST: By Premises No. 63/1A, Pratapaditya Road

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

THE SECOND SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART - I OWNER'S ALLOCATION

1. The entire third floor of the new Building, comprising 02 (two) adjacent flats conjointly measuring not less than 2480 square feet a built-up area of, be the same a little more or less liable to be modified in the circumstances mentioned hereinbefore;
2. Space for adjacent parking two motorcars and measuring aggregate area of 270 sq. ft. on the ground floor of the new Building;

88

Nm



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PART - II DEVELOPER'S ALLOCATION

1. All remaining flats / units/ apartments/ spaces on all other floors i.e. the first floor, second floor, fourth floor and remaining parts and/or portions of the ground floor of the said New Building after providing for the Owner's Allocation as above;
2. All remaining car parking spaces including open to sky car parking areas and also all commercial areas on the ground floor of the said New Building and said Property after providing for the two-car parking for the Owner;

THE THIRD SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS)

FOUNDATION:	Building designed on RCC frame & raft foundation conforming to Indian Standards & National Building Code with graded steel/ torsteel and RMC with ACC/ Ultratech or equivalent cement. All internal walls will either be 5" or 3" as it will be decided.
FLOORING:	Vitrified Tiles/ Marble flooring in the entire flat area. Staircase area, Car Parking area, Driveway and the other open spaces will be finished with Kota/ Green Stone or designer tiles as suggested by the Architect.
TOILET:	Anti-skid Tiles/ Marble flooring with good quality glazed tiles. Walls will be cladded up to door height. Sanitary fittings of "Hindware" or equivalent make & concealed plumbing fittings, with shower in all toilets except powder rooms, one basin, one commode and hot & cold water-mixer system in all toilets for basin and shower.
KITCHEN:	L-shaped cooking platform with Granite slabs on top and glazed tiles up to 2 ft. above the counter. Double/ two steel sink with tap(s), Hindware or equivalent make. Extra counters below main counter as desirous shall be made.
GRILLS:	Painted M.S. Grill of 12mm square bar shall be provided in all windows. Main entrance gate of MS, and staircase railing of SS, as designed and approved by the architect.
DOOR FRAMES:	Seasoned Sal wood frames for all doors, of adequate thickness, not less than 5in. x 2.5in.
MAIN DOOR:	35 mm Solid Sal wood panel door along with tri-bolt and handle from Godrej. Telescopic peep hole shall also be provided.
INSIDE DOORS:	32mm, water proof, hot pressed, phenol bonded, both sides laminated flush doors.
WINDOWS:	UPVC windows for bedrooms and drawing room. Powder coated aluminium windows for toilets, kitchens and common areas. Drawing room will have 2 windows of 6'x6' size.






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- ELECTRICAL:** "Havells" make concealed copper wiring with Havells make switches and Multiple "MCBs". AC point in each bedroom and drawing/ living rooms. Detailed list of points attached below.
- INTERNAL WALLS:** White cement putty over plaster suitable for plastic/ emulsion painting.
- EXTERNAL WALLS:** Painting on plaster, finished with reputed weather proof paint.
- TERRACE:** Waterproof and heatproof treatment with cast-in-situ mosaic/ roof tiles.
- LOBBY:** Aesthetically designed lobby finished with Marble/ Granite.
- LIFT:** Otis/ Thyssen Krupp or equivalent make automatic hydraulic elevator for five passengers will be provided.
- POWER BACKUP:** Generator will be installed for power backup of common services, 15KVA or above.
- WATER SUPPLY:** Corporation water connection through adequate ferrule upto UG reservoir.
- POWER SUPPLY:** Installation of CESC 440V line for common meter. Power for flat to be applied individually for their respective meters.

NOTE: Any material that the owner wishes to reuse from the existing building can be taken out and reused in the new flat belonging to the owner

ELECTRIC POINTS					
	BEDROOM	TOILET	KITCHEN	BALCONY	LIVING
LIGHT POINTS	3	3	3	1	4
FAN POINTS	1	1	1	1	2
6AMP.SOCKET	4	1	4	1	3
TV CABLE	1	X	X	X	1
16AMP-6PIN	1	1	2	1	1






District Sub-Registrar-V
Alipore, South 24 Parganas

14 DEC 2020

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:

- 1. Dity Kumar Goyal
Advocate
Alipore Court
- 2. Anurag Mukherjee
Advocate
Chis, Post, P.O. Durgam Chak
KOL - 700026

Nandini Mukherjee

Nandini Mukherjee

Left

Right



SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

- 1. Dity Kumar Goyal
Advocate
Alipore Court
- 2. Anurag Mukherjee
Advocate
Chis, Post, P.O. Durgam Chak
KOL - 700026

S. S. C.

For Swastic Vidrik Realty Pvt. Ltd.

S. S. C. Director

Left

Right



Drafted by me
Dity Kumar Goyal
Advocate
Alipore Court
P/ 8-73/798/99



District Sub-Registrar-V
Alipore, South 24 Parganas

14 DEC 2020

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

GRN: 19-202021-015782599-1

GRN Date: 06/12/2020 09:57:43

BRN: 1310223239

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 06/12/2020 09:58:03

DEPOSITOR'S DETAILS

Id No.: 2001603635/3/2020
[Query No./Query Year]

Name: Swastic vidrik realty Pvt ltd

Contact No.: Mobile No.: +91 9831412399

E-mail:

Address: 212 ballygunge place Kolkata 19

Applicant Name: Mr Sisir Mondal

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001603635/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	39950
2	2001603635/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				39997

In Words: Rupees Thirty Nine Thousand Nine Hundred Ninety Seven only



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NANDINI MUKHERJEE

SUNIL KUMAR ROY

17/09/1953

Permanent Account Number

AFEPM6167R

*Nandini
Mukherjee*

Signature



05102013

Nandini Mukherjee



ಕರ್ನಾಟಕ ಸರ್ಕಾರ



ভারত সরকার

Government of India



নন্দিনী মুখার্জী

Nandini Mukherjee

পিতা : সুনীল কুমার রায়

Father Sunil Kumar Roy

জন্মতারিখ / DOB : 17/09/1953

মহিলা / Female



4182 1840 2373

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশেষ পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

63/1B, প্রতাপাদিত্য রোড,
কালীঘাট, কোলকাতা, কালীঘাট,
পশ্চিমবঙ্গ, 700026

Address

63/1B, PRATAPADITYA ROAD,
Kalighat, Kolkata, Kalighat, West
Bengal, 700026

Nandini Mukherjee

4182 1840 2373



1947

1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

एनपीएन संख्या कार्ड
Permanent Account Number Card

AALCS0043B



26102028

SWASTIC VIDRIK REALTY PRIVATE
LIMITED

Blank for KYC of
Registrar & Dev. Agt
& CS/PA, Prakash Ditya PJ

10/07/2007

For Swastic Vidrik Realty Pvt. Ltd.

Director

एन कार्ड के लोस/पाए पर कृपया सूचित करें/सीकर:
आयकर सेवा सेवा इकाई, एन एन सी एन
वासी स्ट्रीट, मॉडल कॉलोनी,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द डीप बंगला चौक के पास,
पिन - 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, Matri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080. Fax: 91-20-2721 8081
e-mail: tmnfall@ndli.co.in

DATE
PAGE NO.
SATHWIC

235

11-19-1988, 110, Vol.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M



08000012

Issued for KYC of
Registration of PAN App
of C3/18, Andapalethige PS

यदि कार्ड खोया / काने का कुवका सुपितकरने / ओरदाई:
आयकर विभाग सेवा इकाई, एनएसडी इकाई
मिर्ला चेंबर, साहाय्य भवन,
एनएसडी इकाई, एनएसडी इकाई,
बाजार, 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 Shani Telephone Exchange,
Bazaar, Pune - 411 045
Tel: 91-20-2721 8980, Fax: 91-20-2721 8181
e-mail: trinfo@nsdl.co.in





भारत सरकार
GOVERNMENT OF INDIA



व्यक्तिगत पहचान कार्ड

Name: Vikas Rana
Date of Birth / DOB: 15/07/1964
Gender: MALE



3759 4046 5326

आमारे आधार, आमारे परिचय

Issued for KYC ?
Registration of Dev. Pgr
of 63/18, Pradipnitya Rd

भारतीय विनिष्ठ पहचान प्राधिकरण
INDIAN NATIONAL AUTHORITY FOR MUTUAL REGISTRATION OF INDIA

21/2, बालीगुंज प्लेस, कोलकाता,
पश्चिम बंगाल - 700019

Address
21/2, BALLYGUNGE
PLACE, Ballygunge,
Kolkata,
West Bengal - 700019

INDIAN NATIONAL AUTHORITY FOR MUTUAL REGISTRATION OF INDIA



P.O. Box No. 1847
Kolkata-700 019



भारत सरकार
Government of India



नवीन दिनांक: 15/10/2017

हन्नी कुमार दुबे
Hanny Kumar Dubey
संभवति। DOB: 15/10/1997
पुरुष / MALE




8523 8932 9402

मेरा आधार, मेरी पहचान

Hanny Kumar Dubey

आधार सेवा प्रदाता
Unique Identification Authority of India

ऑफिस: १-१, एन.पी. मुखर्जी रोड,
ब्रह्मपुरा S.O. कोलकाता,
पिन-कोड: 700028

पता: १-१, एन.पी. मुखर्जी रोड,
ब्रह्मपुरा S.O. कोलकाता,
पिन-कोड: 700028



8523 8932 9402

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Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16302001603635/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Nandini Mukherjee 63/1B Pratapaditya Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Land Lord			Nandini Mukherjee 14/12/2020
2	Mr Satwic Vivek Ruia 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [Swastic Vidrik Realty Private Limited]			 14/12/2020
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Hanny Dubey Son of Mr. Sanjay Dubey 2 A S P Mukherjee Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Mrs Nandini Mukherjee, Mr Satwic Vivek Ruia			Hanny Kumar Dusey 14.12.2020

(Krishnendu Talukdar)

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

Deed No. :
O.:



Major Information of the Deed

Deed No :	I-1630-03031/2020	Date of Registration	18/12/2020
Query No / Year	1630-2001603635/2020	Office where deed is registered	
Query Date	03/12/2020 1:59:37 PM	1630-2001603635/2020	
Applicant Name, Address & Other Details	Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9748949141, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 1,84,83,888/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,040/- (Article:48(g))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Protapaditya Road, , Premises No: 63/1B, , Ward No: 088 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 4 Chatak 8 Sq Ft		1,72,83,888/-	Property is on Road
Grand Total :				5.3808Dec	0/-	172,83,888 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	12,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 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 : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1600 sq ft	0/-	12,00,000 /-	

Hand Loro
SI No
Name



and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Nandini Mukherjee Wife of Mr Ritwick Mukherjee 63/1B Pratapaditya Road, P.O:- Kalighat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx7R, Aadhaar No: 41xxxxxxxx2373, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Pvt. Residence

Developer Details :

SI 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 :

SI 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 Hanny Dubey Son of Mr Sanjay Dubey 2 A S P Mukherjee Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025			
Identifier Of Mrs Nandini Mukherjee, Mr Satwic Vivek Ruia			

Transfer of property for L1

SI.No	From	To: with area (Name-Area)
1	Mrs Nandini Mukherjee	Swastic Vidrik Realty Private Limited-5.38083 Dec

Transfer of property for S1

SI.No	From	To: with area (Name-Area)
1	Mrs Nandini Mukherjee	Swastic Vidrik Realty Private Limited-1600.00000000 Sq Ft



0/11 14-12-03
Proc



14-12-2020

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

Presented for registration at 18:15 hrs on 14-12-2020, 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 1,84,83,888/-

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

Execution is admitted on 14/12/2020 by Mrs Nandini Mukherjee, Wife of Mr Ritwick Mukherjee, 63/1B Pratapaditya Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Identified by Mr Hanny Dubey, , Son of Mr Sanjay Dubey, 2 A S P Mukherjee Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Service

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

Execution is admitted on 14-12-2020 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

Identified by Mr Hanny Dubey, , Son of Mr Sanjay Dubey, 2 A S P Mukherjee Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Service

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

On 18-12-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2020 9:58AM with Govt. Ref. No: 192020210157825991 on 06-12-2020, Amount Rs: 7/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1310223239 on 06-12-2020, Head of Account 0030-03-104-001-16

ayment o
ertified that
hline = Rs 35
Description
1. Sta



Statement of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 50/-, by
Online = Rs 39,990/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 46938, Amount: Rs.50/-, Date of Purchase: 14/10/2020, Vendor name: Suranjan
Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2020 9:58AM with Govt. Ref. No: 192020210157825991 on 06-12-2020, Amount Rs: 39,990/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1310223239 on 06-12-2020, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 107114 to 107157

being No 163003031 for the year 2020.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2020.12.24 12:41:50 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/12/24 12:41:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)