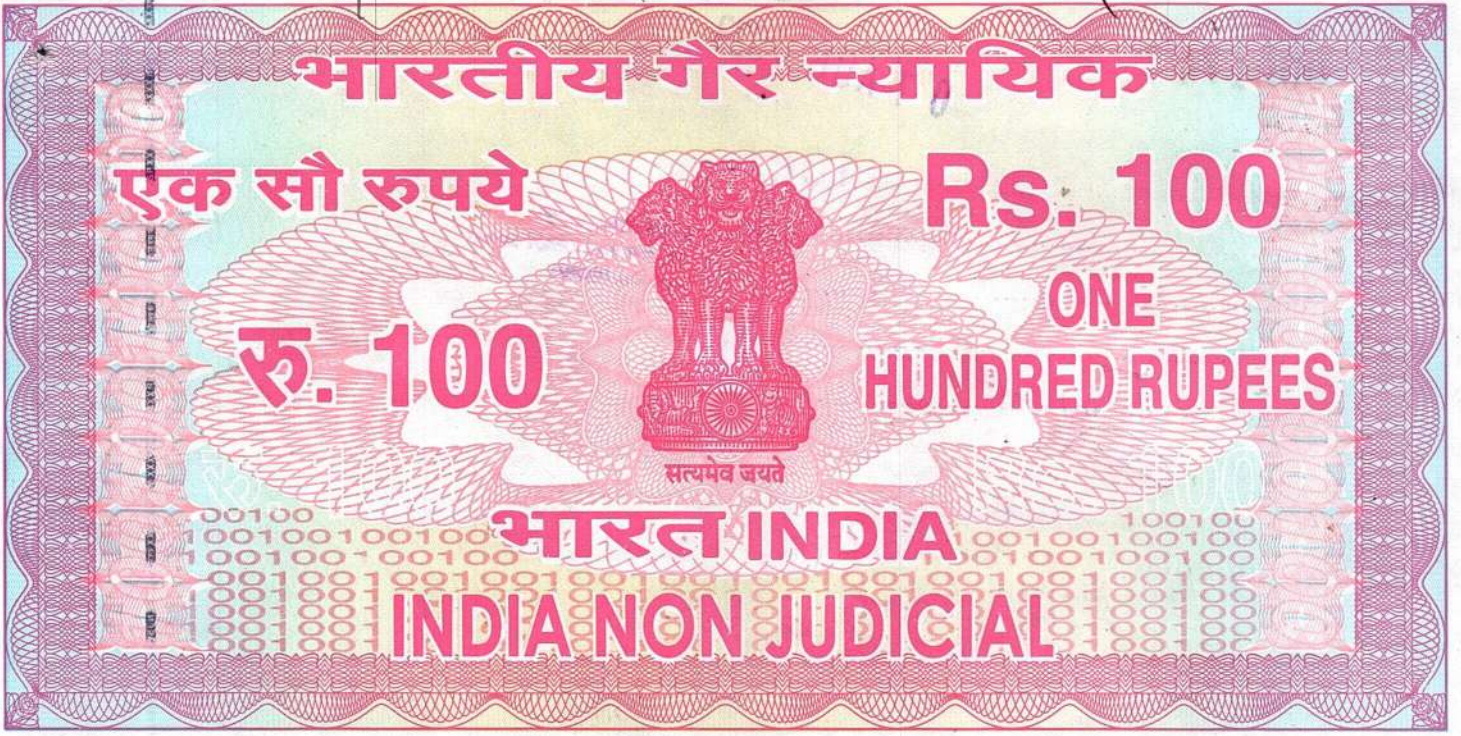


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I-11880/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 362495

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

District Sub-Register-III
Alipore, South-24-parganas

THIS AGREEMENT FOR DEVELOPMENT made this the day of August, Two Thousand Twenty-Three (2023)

BETWEEN

1. PARTIES :-

1.1 OWNERS :

1.1.1 GUNJAN AGENCY PRIVATE LIMITED (PAN AABCG2363E) and

1.1.2 TEXILA COMMERCE PRIVATE LIMITED (PAN AABCT0569P)

000174

01 AUG 2023

SI. No. Dts. Rupees- 100/-

Address.....

P.O..... P.S.....

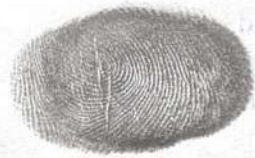
Vendor.....

CALBORA & CO.
18, Old Post Office Street
Kolkata-700001

Jy

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27

→ Deepika Debnath



9624

→ Deepika Debnath



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
04 AUG 2023



9625

ACOK W Samanta
8/0 Lt Abanti Samanta
12/1, Old Post Office Street
P.O + P.S - Hare Street
Kolkata - 700001

both companies registered under the Companies Act, 1956 both having registered office at 2, Rowland Road, Police Station – Ballygunge, Kolkata – 700020, both represented by their common Director namely **MRS. DEEPIKA DABRIWAL** (PAN ADTPD1213C) (Aadhar 5524 4889 8564), wife of Mr. Sanjiv Kumar Dabriwal, by nationality – Indian, by occupation – business, residing at 2, Rowland Road, Police Station – Ballygunge, Kolkata – 700020, collectively hereinafter referred to as the **“OWNERS”** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include each of their respective successors-in-office, and its representatives and assigns) of the **ONE PART**

AND

1.2 **DEVELOPER :-**

1.2.1 **SWARNIM REALITY LLP** (PAN AFBFS0981E) a Limited Liability Partnership under the Limited Liability Partnership Act, 2008 having registered office at 2, Rowland Road, Police Station – Ballygunge, Kolkata – 700020, represented by one of the Designated Partner namely **MRS. DEEPIKA DABRIWAL** (PAN ADTPD1213C) (Aadhar 5524 4889 8564), wife of Mr. Sanjiv Kumar Dabriwal, by nationality – Indian, by occupation – business, residing at 2, Rowland Road, Police Station – Ballygunge, Kolkata – 700020, hereinafter referred to as the **“DEVELOPER”** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors-in-office, and its representatives and assigns) of the **OTHER PART**



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2. **SUBJECT MATTER:**

- 2.1 The subject matter of the present Agreement is the development of the land and property belonging to the owners on the basis of the sanctioned plan.
- 2.2 The subject matter of the development is the Premises No. 1095, Mahatma Gandhi Road, Police Station – Haridevpur, Kolkata 700063, Ward No. 124 belonging to the owners and is described under the First Schedule hereto and is hereafter referred to as the said Premises.
- 2.3 The devolution of the title of the owners to the said premises is set out below and the same is represented by the owners as true and correct. The Owners are the full and absolute Owners in respect of the said Premises.

3. **TITLE OF THE OWNERS :-**

- 3.1 The Owners are the full and absolute Owners of the municipal premises No. 1095, Mahatma Gandhi Road, Police Station – Haridevpur, Kolkata – 700063, situated within Ward No. 124 of the Kolkata Municipal Corporation admeasuring 10 cottahs more or less previously comprised within R.S. Dag Nos. 3614/3799 and 3655, Mouza – Purba Barisha, J.L. No. 23, R.S. Khatian Nos. 3103 and 1831, South 24 Parganas, more specifically described under the First Schedule hereunder written, hereinafter referred as the said Premises.
- 3.2 The Owners have acquired the said premises by a registered Deed of Sale dated 19.03.2009 registered with the Additional District



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Sub-Registrar, Behala and recorded in Book No. I, CD Volume No. 10, Pages 2486 to 2503, Being No. 03241 for the year 2009.

- 3.3 After purchase of the land comprised in the said premises which was recorded Doba in R.S. Dag No. 3655 and as Sali in R.S. Dag No. 3614/3799 of Mouza – Purba Barisha, J.L. No. 23, Police Station – Thakurpukur, presently Police Station – Haridevpur, applied for conversion of the respective lands when the office of the Additional District Magistrate & District Land & Land Reforms officers by its order dated the 5th December, 2017 and 30th December, 2014 respectively allowed the conversion to the category “Bahutal Abasan”.
- 3.4 Subsequently, the locality comprised within the Mouza – Purba Barisha was annexed to the Kolkata Municipal Corporation vide Ward No. 124 newly created whereupon the Owners jointly applied for mutation of the said land comprised in the said premises and for allotment of Premises Holding Number whereupon the Kolkata Municipal Corporation has duly issued the Mutation Certificate in the joint name of the Owners vide the order of the Assessor Collector dated 14.11.2019 granting the Assessee No. 411240618260 in respect of the said premises being Premises No. 1095, Mahatma Gandhi Road, P.S. (old Thakurpukur) now Haridevpur, Kolkata – 700063 described in the First Schedule hereunder written.
- 3.5 While in physical possession of the said premises on absolute ownership basis and paying the upto date municipal rates and taxes, the Owners have got a plan sanctioned by the Kolkata



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Municipal Corporation in respect of the said premises being Building Permit No. 2023160002 dated 04.04.2023 for construction of a multi-storied housing complex comprising of two blocks of new building of ground plus four stories each block.

4. **REPRESENTATION OF THE OWNERS :-**

- 4.1 The owners are the full and absolute joint owners of the said premises described under the First Schedule hereto free from all encumbrances in vacant possession and also free from any lis pendense, trust, Debuttar, occupants save as aforesaid under Clause 3.5.
- 4.2 Prior to the present Agreement, the owners have not entered into any Agreement with any other party of any nature whatsoever with regard to the said premises.
- 4.3 The Owners have mutated their names in respect of the said premises and have paid and cleared the upto date municipal taxes.
- 4.4 The Owners have duly got sanctioned the plan for construction in respect of the said premises being Building Permit No. 2023160002 dated 04.04.2023 for construction of two blocks of ground plus four stories each.
- 4.5 The Owners are desirous of having the new building completed with the help of the Developer on the basis of sharing of the areas and sharing of the proceeds.



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5. **PROPOSAL FOR DEVELOPMENT:-**

- 5.1 The Owners holding owning and possessing the entirety of the said premises desired to develop the same through their own expertise and efforts without involving any outsider Developer for which purpose the Owners have already duly constituted a limited Liability Partnership namely the Developer abovenamed by and under a (limited Liability Partnership) LLP Agreement incorporated on 07/07/2023 under limited Liability Partnership Rules, 2009 mainly for the purpose of carrying out the Development of the said premises and to sell and/or allot the flats, apartments, unit, parking spaces etc. for which purpose the present Agreement is being executed between the Owners and the Developer.
- 5.2 The Developer shall incur all the expenses henceforth related to the development and construction activities and similarly the Developer shall carry out the sale of the entire saleable areas comprised in flats, apartments, car parking spaces and release the proceedings in its own name subject to the sharing of the revenue between the Developer of the one part and the Owners of the other part i.e. 85:15 i.e. the Developer is entitled to 85% and the owners is entitled to 15% of the proceeds realized, save the amounts realized by the Developer towards GST adjustable or transferable deposits, special contributions etc, if any.
- 5.3 The Developer has checked the plan and the Developer undertakes to have the project duly registered under the West Bengal Real Estate Regulation Act, 2016 and the Rules framed thereunder to keep the Owners fully absolved.



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SOUTH 24 PGS. ALIPORE
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- 5.4 The Developer will be entitled to demolish or remove the existing structures and/or vegetation and to render the land comprised in the said premises cable of construction at its own cost.
- 5.5 The Developer will be entitled to carry out amendment or modification of plan subject to the legal provision remaining in force.

6. **REFUNDABLE SECURITY DEPOSIT:**

- 6.1 The Developer shall keep deposited with each of the Owners abovenamed a fully refundable interest free security deposit of the following amounts to the respective Owners :-
- 6.1.1 To the Owner namely M/s. Gunjan Agencies (P) Ltd. a sum of Rs. 33,90,000/- (Rupees Thirty Three Lakh Ninety Lakh) only.
- 6.1.2 To the Owner Textila Commerce (P) Ltd. a sum of Rs. 41,70,000/- (Rupees Forty One Lakh Seventy Thousand) only.
- 6.1.3 Thus the total sum of Rs. 75,60,000/- (Rupees Seventy Five Lakh Sixty Thousand) only shall be refunded by the respective Owners respectively to the Developer immediately upon the completion of the project or before as may be mutually agreed.
- 6.1.4 It is recorded that the Developer has already deposited with the respective Owners the respective amount of fully refundable interest free security deposit on or before the execution of the present Agreement the receipt whereof the Owners hereby and hereunder acknowledge.



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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

7. **APPOINTMENT AS DEVELOPER AND TERMS OF DEVELOPMENT :**

- 7.1 The Owners hereby and herein appoint the Developer as the Developer and Promoter of the said premises on the basis of sharing of the constructed or saleable areas between the Owners of the one part and the Developer of the other part on the following terms and conditions.
- 7.2 The entire cost of the modification of the plan and construction and completion of the new building shall be done and carried out by the Developer at its own cost subject to the Owners complying with their obligations as contained herein.
- 7.3 The Developer will be entitled to sell all the saleable units, flats, car parking spaces and the Owners have agreed to join the transfer documents either personally or by granting Power of Attorney to the Developer.

8. **DEFINITIONS APPLICABLE UNDER THIS AGREEMENT:**

8.1 Unless otherwise specifically mentioned or provided for hereunder the various expressions contained under this Agreement would mean as follows :-

- (a) **OWNERS** shall mean the Owners abovenamed namely (1) Gunjan Agency Private Limited (2) Texila Commerce Private Limited and their successors and or assigns.
- (b) **DEVELOPER** shall mean the Developer abovenamed namely Swarnim Reality LLP and its successor if any.



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- (c) **DEVELOPMENT PROGRAMME** shall mean the efforts of the Developer to construct and complete the two towers of ground plus four storied building each at the said premises as per the sanction of plan or as per any modification or regulation thereof.
- (d) **SAID PREMISES** shall mean the Premises No. 1095, Mahatma Gandhi Road, Kolkata - 700063, admeasuring 10 cottahs of land with structure constructed thereon situated within Ward No. 124, P.S. - Haridevpur, Kolkata - 700063 described under the First Schedule hereunder written.
- (e) **PLAN** shall mean the plan already got sanctioned by the Owners in the name of the Owners for construction of Ground plus four storied residential building thereon being Building Permit No. 2023160002 dated 04.04.2023 and any modification amendment and/or regularization thereof.
- (f) **SPECIFICATIONS** shall mean those provided under the Second Schedule hereunder written subject to which the Developer shall construct and complete the Building.
- (g) **BUILDING** shall mean the new building particularly erected and to be constructed and completed by the Developer as per the sanction plan and/or after or before any modification thereof comprising of two blocks or ground plus four upper floors each and the Roof with first class materials and



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provided with modern amenities like water supply system, drainage system, common lighting, lift etc.

- (h) **COMMON PARTS AND PORTIONS** shall consist of such of the portions of the building as area meant for common use by the owners/occupiers of different floor units in a proportionate undivided community use manner including those described under the Third Schedule hereunder written.
- (i) **COMMON AMENITIES** shall mean those as would be provided by the Developer for common use and enjoyment as described under the Fourth Schedule hereunder written.
- (j) **SALEABLE AREAS OR UNITS** : The Developer shall be entitled to carry out the sale or transfer of all other units and car parking spaces at the said premises and the proceeds of the saleable areas shall be subject to sharing between the Owners of the One Part and the Developer of the Other Part in as per the ratio stated herein.

9. **OBLIGATION OF THE OWNERS :**

- 9.1 To sign the requisite application papers for various other or further clearances and sanction and/or modification of plan provided that the Developer may also sign the same as the Attorney of the Owners.
- 9.2 To make out clear marketable title free from all encumbrances.



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- 9.3 To hand over complete vacant possession of the said premises to the Developer in order to enable the Developer to implement and carry on with the Development Programme in terms of the present Agreement.
- 9.4 To execute and register the Power of Attorney in favour of the Developer for obtaining clearances, making applications for sanction and/or modification of plan etc. and also for sale and transfer of the saleable areas to the prospective Transferees/Purchasers provided that such Power of Attorney shall not be revoked by the Owners until completion of the project and sale/transfer of entire of Saleable Areas.
- 9.5 To execute and register the transfer documents of the Saleable Areas as and when called upon.

10. **OBLIGATIONS OF THE DEVELOPER:**

- 10.1 To apply for and obtain the necessary government clearances and permissions if any required further to be filed along with the application for modification or sanction plan and/or for obtaining Completion Certificate etc.
- 10.2 To appoint an Architect, Surveyor and other technical staff.
- 10.3 To complete the building as per sanctioned or modified plan within the stipulated time schedule.
- 10.4 To install common amenities in the building as stipulated herein.



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- 10.5 To remit the divisible revenue share of the Owners immediately as and when collected.
- 10.6 To take care of the GST and other Rules and Regulations.
- 10.7 To keep the Owners fully absolved and harmless of all legal and other hassles.
11. **SPECIAL RIGHTS OF THE DEVELOPER:**
- 11.1 The Developer shall be entitled to create a charge, mortgage or lien on the entirety of the said premises in favour of any Bank or Financial Institution only for the purpose of obtaining both finance for the development of this project provided that the Developer shall obtain such finance pro-rata basis i.e. that each time any unit or flat is ready for sale the Developer is able to have the pro-rata mortgage, charge or lien released from such Bank or Financial Institution in respect of such flat or unit becoming ready for sale or Sale Agreement.
- 11.2 For the purpose of creating such charge, lien or mortgage for the purpose of obtaining the project loan as aforesaid, the Developer will be entitled to deposit the original title deeds of the said premises with such Bank or Financial Institution by way of security.
- 11.3 Thus it is recorded that the Owners has already handed over the original title deeds concerning the said premises to the Developer on or before execution of this Agreement.



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11.4 Notwithstanding the Developer taking the project loan against the charge, lien or mortgage over the said premises the Developer alone shall be responsible to make good the loan amount and/or interest etc. thereon out of revenue share of the Developer and the Owners shall not suffer any pay out from the share of the Owners.

11.5 In case the concerned Bank or Financial Institution initiates any action for recovery of the unpaid amounts the same shall only relate to the share of the Developer and/or the said premises and/or the title thereof and the Developer shall be responsible to keep the Owners indemnify and harmless against any such claim or proceedings.

12. **SHARING OF THE REVENUE & CONSIDERATIONS:-**

12.1 In lieu of the Owners providing the land comprised in the said Premises and further in lieu of the Developer getting its share of the Divisible Revenue out of the sale of the Saleable Areas as provided for herein, the Developer shall complete the new building in all respects at its own cost and expenditure and upon carrying out modification or regularization of the plan if necessary.

12.2 The entire proceeds realized from the sale of the saleable areas save and except the amounts collected by the Developer from the Transferees or Buyers on account of GST, Deposits or specific matters nor related to sharing etc. shall be divided between the Developer of the One Part and the Owners of the Other Part in the ratio 85:15.



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- 12.3 The Developer shall have absolute liberty to fix the sale price and to incur the marketing expenses, provided marketing expenses shall be deducted out of the gross proceeds before distribution.
13. **TIME STIPULATIONS:**
- 13.1 The Owners shall hand over complete vacant possession of the entire of the said premises to the Developer for implementing the Development Program immediately after the execution of the present Agreement.
- 13.2 The time for the Developer to complete the New Building as per sanctioned or modified plan will be 60 (sixty) months from the date subject to Force Majeure as described below.
14. **SALE OF SALEABLE AREAS :**
- 14.1 The Developer shall be entitled to carry out sale or transfer of Saleable Areas or part thereof together with undivided proportionate right or share in the land, common parts, portion and amenities on full and absolute ownership basis to the prospective customers.
- 14.2 The Owners and the Developer shall give NOC to the prospective Customers desiring to take home loan from banks etc. for purchase of the units, flats, space comprised in the Saleable Areas.
- 14.3 The Developer shall be entitled to enter into Agreement for Sale of Saleable Areas and to register the same, take advances and



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also to execute and register the Deeds of Conveyances or other transfer documents on behalf of the Owners as their Constituted Attorney and to realize the proceeds and to hand over possession to the Transferees concerned.

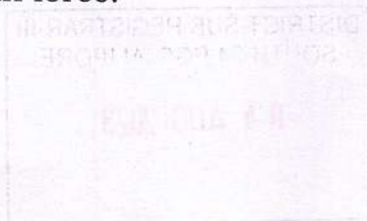
- 14.4 The Developer shall be entitled to decide upon the selling price or rate for sale or transfer of the saleable areas and to revise the same from time to time at its sole discretion.
- 14.5 The Developer shall be responsible for collection and submission of the GST if chargeable and to keep the Owners absolved.

15. **FORCE MAJEURE:**

- 15.1 If the Developer is prohibited from carrying out the work due to any item of force majeure, the time of being so held up shall be added to the stipulated time of completion of the building.
- 15.2 The items of Force Majeure considered are the act of God, any Government restriction, Court injunction, municipal Notice, pandemic, communal riots, public commotion etc.

16. **ARBITRATION:**

In case of any dispute or difference by and between the Parties the same shall be referred to arbitration under the law of Arbitration in force.





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THE FIRST SCHEDULE ABOVE REFERRED TO

(The Said Premises)

ALL THAT piece and parcel of land measuring about 10 (Ten) cottahs more or less lying situate and being Premises No. 1095, Mahatma Gandhi Road, P.S. – Haridevpur, Kolkata – 700063, Ward No. 124 of the K.M.C. within the limits of Sub-Registry Office A.D.S.R. Behala, District 24 Parganas (South) butted and bounded as follows :-

North: By Land of Smt. Bhulu Rani Majumder

South: By 10.9 mt. wide Mahatma Gandhi Road

East: By Land of Sri Dhiren Bose Part of R.S. Dag no. 3655

West: By Land of R.S. Dag no. 3654, 3655, Smt. Molina Roy

THE SECOND SCHEDULE ABOVE REFERRED TO

(Specifications)

1. **FOUNDATION:** R.C.C. Raft with columns.
2. **STRUCTURE:** R.C.C. Columns beams and R.C.C. Slabs.
3. **WALLS & CEILING:** 200mm thick external brick walls and 125/75 mm thick internal walls with cement and mixtures, inside walls, staircase will be plaster of paris finished. Exterior wall will have a damp-proof treatment along with 'ASIAN PAINTS' ULTIMA finish or similar materials.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
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4. **FLOORING:** Vitrified tiles flooring in bedrooms, living/dining hall, kitchen, toilets, verandah and in staircase.
5. **DOORS:** Internal flush doors with fittings. Main door, 34 mm thick with one side teak finish with night latch/Godrej lock, Door frames, will be of Sal-wood.
6. **WINDOWS:** Aluminum sliding windows with grills and 4 mm glass glazing.
7. **TOILET:** (Fittings) European commode, cistern and washbasin, Hot and cold concealed water lines, bib cocks etc. Essco or equivalent fittings and fixtures (ISI Quality. Wall will be glazed/marble tiled finished upto door height).
8. **KITCHEN:** Granite slab on cooking platform along with stainless steel sink, Glazed tiles will be fixed upto suitable height.
9. **ELECTRICAL:** Concealed conduct piping with copper wiring. All electrical items including wires will be of Havell or equivalent make and Modular switches of Crabtree make or equivalent.
10. **LIFT:** One 4 Passenger's elevator in each block of reputed make.
11. **WATER SUPPLY:** 24-hour water supply with pump set and corporation supply.
12. **EXTRA:**
 - a) Ground floor will be fixed with suitable tiles.



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- b) Suitable main gate with adequate lighting.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Parts and Portions)

1. Foundation, columns, girders, super structure;
2. Boundary walls and gates;
3. Driveway, path, passage;
4. Main entrance door and lobby and corridors;
5. Staircase, lift, landings, half Landings;
6. OH &UG water reservoirs;
7. Water supply system including pump room;
8. Sewerage and drainage system;
9. Washroom for common use;
10. Roof;

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Amenities)

1. Automatic 4 pax lift in each block and machinery
2. Common area lighting.
3. Common electric meter (Individual meters for the Flats/Units would be obtained by the parties respectively for their own use).



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
04 AUG 2023

IN WITNESS WHEREOF the Parties have executed and delivered this Agreement the day, month and year first above written.

EXECUTED AND DELIVERED by the **OWNERS** at Kolkata in the presence of:

- ① Manas Das
2 Rowland Rd. Kol-20
- ② Naveen Kumar Sah
2 Rowland Road Kol-20

EXECUTED AND DELIVERED by the **DEVELOPER** at Kolkata in the presence of :

- ① Manas Das
2 Rowland Rd. Kol-20.
- ② Naveen Kumar Sah
2 Rowland Road Kol-20

Drafted by

Anusca Samanta

Advocate

High Court, Calcutta-

Enrollment NO F/1316/862 of 2018

GUNJAN AGENCY PRIVATE LIMITED

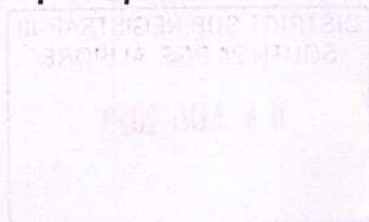
Deepika Debbarma
Director / Authorised Signatory

TEXILA COMMERCE PRIVATE LIMITED

Deepika Debbarma
Director / Authorised Signatory

SWARNIM REALTY LLP

Deepika Debbarma
Designated Partner





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

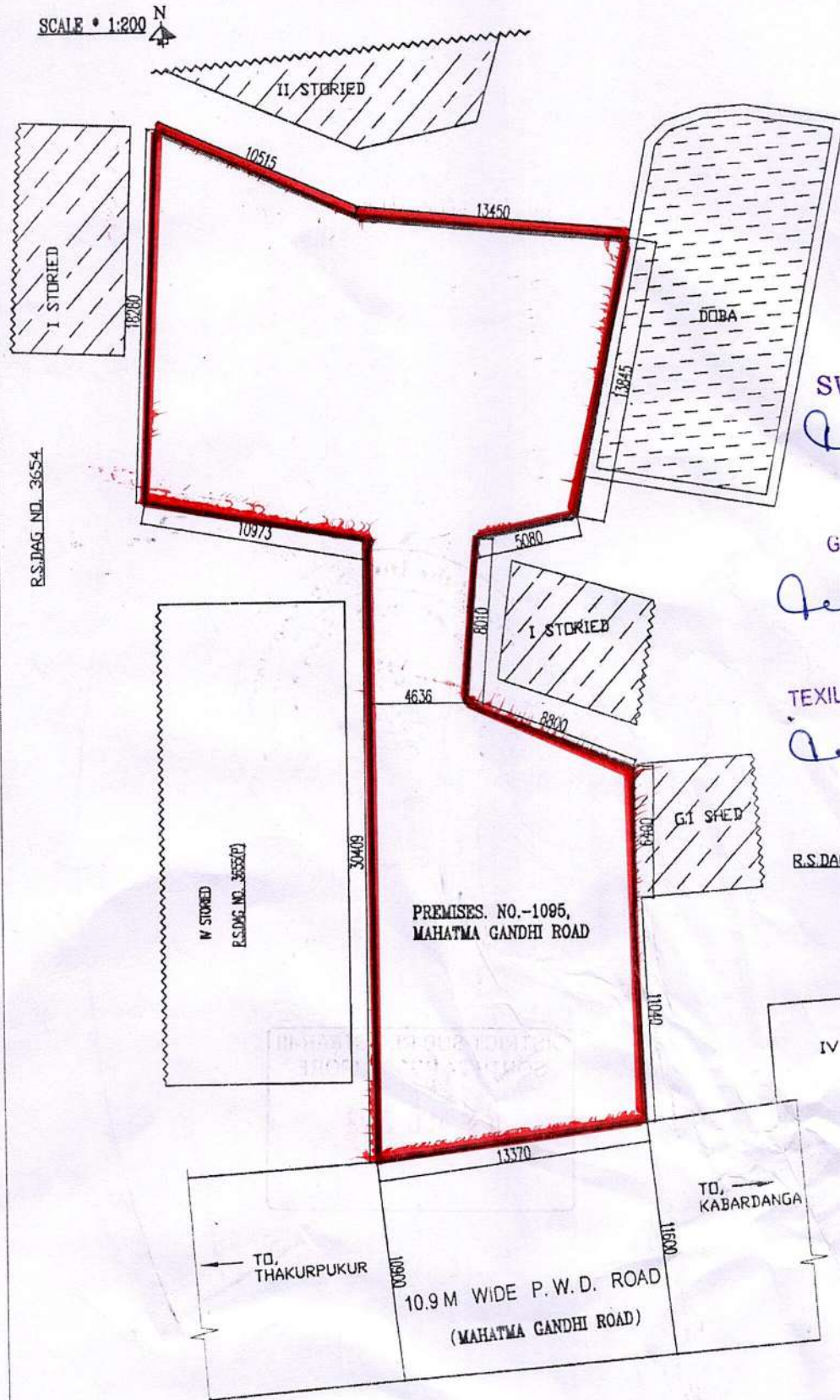
04 AUG 2023

PREMISES NO.-1095, MAHATMA GANDHI ROAD, R.S. DAG NO. 3614/3799 & 3655, R.S. KHATIAN NO.-1831 & 3103, J.L. NO.-23, MOUZA-PURBA BARISA, P.S.-THAKURPUKUR, WARD NO.-124, BOROUGH-XIV, KOLKATA-700083.

LAND AREA:

- a) AREA OF LAND (AS PER DEED) (10KH.) - 668.90 SQM.
- b) AREA OF LAND (AS PER PHYSICAL MEASUREMENT)- 655.452 SQM.

SCALE • 1:200



SWARNIM REALTY LLP
Deepika Debbar
Designated Partner

GUNJAN AGENCY PRIVATE LIMITED
Deepika Debbar
Director / Authorised Signatory

TEXILA COMMERCE PRIVATE LIMITED
Deepika Debbar
Director / Authorised Signatory












R.S.DAG NO. 3655(P2)

SIGNATURE OF OWNER





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

04 AUG 2023

	Thumb	1st finger	middle finger	ring finger	small finger	
 Deepika Behind	left hand					
	right hand					

Name _____

Signature Deepika Behind

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name ALOK KUMAR SAMANTA

Signature 

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name _____

Signature _____



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
04 AUG 2023

ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HLG3806312



নির্বাচকের নাম : অলোক কুমার সামন্ত
Elector's Name : Alok Kumar Samanta
পিতার নাম : অরুণ কুমার সামন্ত
Father's Name : Aband Kumar Samanta
লিঙ্গ / Sex : পুং / M
জন্ম তারিখ : XX / XX / 1972
Date of Birth

Alok Kumar Samanta

HLG3806312

ঠিকানা:
23/30 পূর্বপাড়া রোড বারিশা 124 ঠাকুরপুর দক্ষিণ 24
পারগনা 700063

Address:
23/30 Purbapara Road Barisha 124
Thakurpukur South 24 Parganas 700063

Date: 01/08/2007
112-বেহালা পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
112-Behala East Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ডেটাইল পিউই নাম
ডোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নিম্নে বর্ণিত শর্তাবলি মেনে চলতে হবে।
In case of change in address mention the 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.

ACOR M. 2004

Major Information of the Deed

Deed No :	I-1603-11880/2023	Date of Registration	07/08/2023
Query No / Year	1603-2001897108/2023	Office where deed is registered	
Query Date	25/07/2023 1:32:07 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	A SAMANTA 12/1, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831126719, Status : Advocate		
Transaction	Additional Transaction		
[0119] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 75,60,000/-]		
Set Forth value	Market Value		
	Rs. 1,53,52,378/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 75,653/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road)) , , Premises No: 1095, , Ward No: 124 Pin Code : 700063

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	10 Katha		1,53,52,378/-	Property is on Road Adjacent to Metal Road,
Grand Total :				16.5Dec	0 /-	153,52,378 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GUNJAN AGENCY PVT LTD 2, ROWLAND ROAD, City:- , P.O:- L R SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2 **TEXILA COMMERCE PRIVATE LIMITED**
2, ROWLAND ROAD, City:- , P.O:- L R SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWARNIM REALTY LLP 2, ROWLAND ROAD, City:- , P.O:- Lala Lajpat Roy Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AFxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

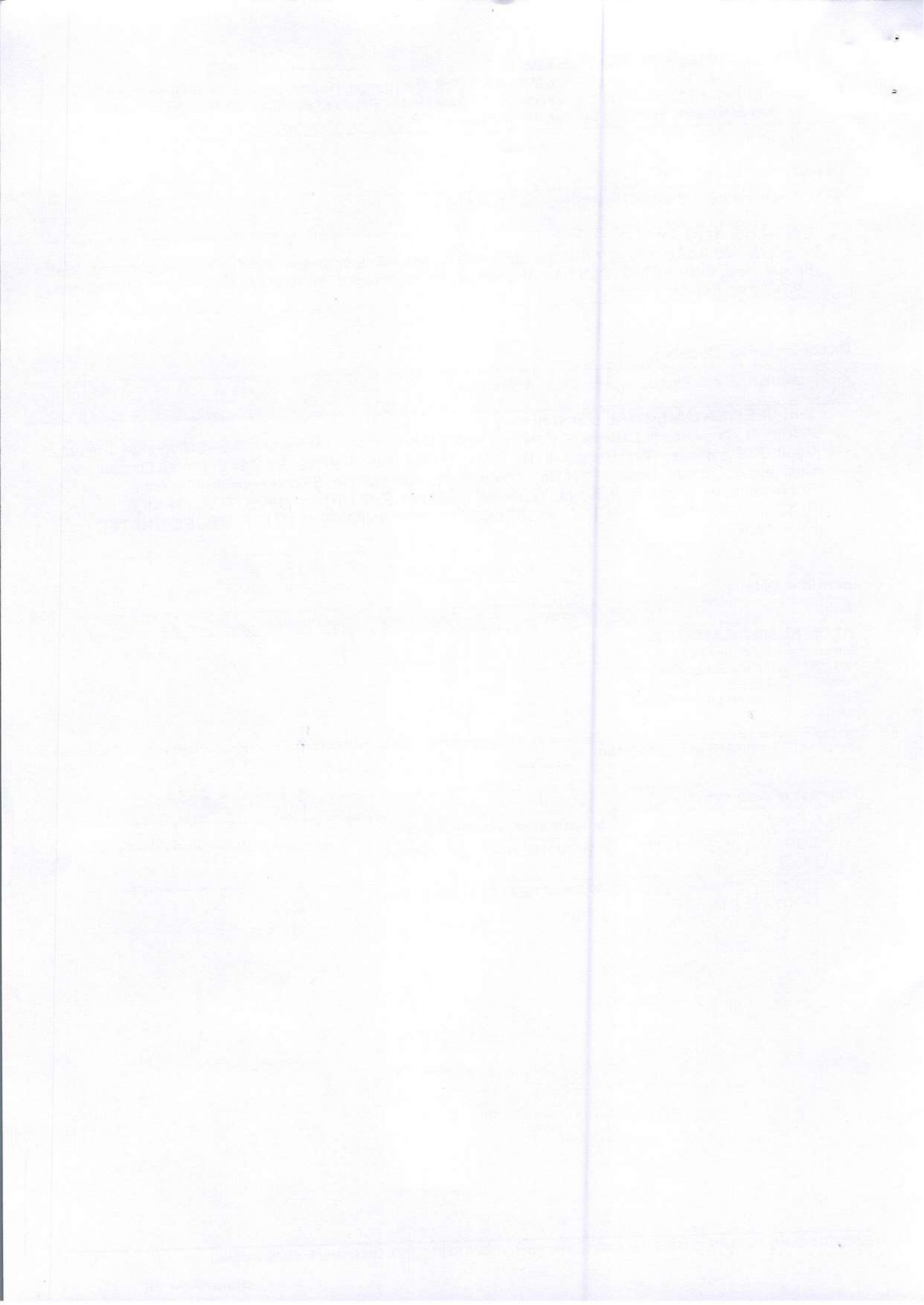
SI No	Name,Address,Photo,Finger print and Signature
1	Smt DEEPIKA DABRIWAL (Presentant) Wife of Mr Sanjiv Kumar Dabriwal 2, Rowland Road, City:- , P.O:- L R Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx3c, Aadhaar No: 55xxxxxxxx8564 Status : Representative, Representative of : GUNJAN AGENCY PVT LTD (as DIRECTOR), TEXILA COMMERCE PRIVATE LIMITED (as DIRECTOR), SWARNIM REALTY LLP (as DESIGNATED PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
ALOK KUMAR SAMANTA Son of Late Abanti Samanta 12/1, Old Post Office Street, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Smt DEEPIKA DABRIWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	GUNJAN AGENCY PVT LTD	SWARNIM REALTY LLP-8.25 Dec
2	TEXILA COMMERCE PRIVATE LIMITED	SWARNIM REALTY LLP-8.25 Dec



Endorsement For Deed Number : I - 160311880 / 2023

On 04-08-2023

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

Presented for registration at 15:50 hrs on 04-08-2023, at the Private residence by Smt DEEPIKA DABRIWAL ,

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 1,53,52,378/-

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

Execution is admitted on 04-08-2023 by Smt DEEPIKA DABRIWAL, DESIGNATED PARTNER, SWARNIM REALTY LLP (LLP), 2, ROWLAND ROAD, City:- , P.O:- Lala Lajpat Roy Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; DIRECTOR, GUNJAN AGENCY PVT LTD (Private Limited Company), 2, ROWLAND ROAD, City:- , P.O:- L R SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; DIRECTOR, TEXILA COMMERCE PRIVATE LIMITED (Private Limited Company), 2, ROWLAND ROAD, City:- , P.O:- L R SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by ALOK KUMAR SAMANTA, , Son of Late Abanti Samanta, 12/1, Old Post Office Street, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



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

On 07-08-2023

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 75,653.00/- (B = Rs 75,600.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 75,653/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2023 2:10PM with Govt. Ref. No: 192023240156614768 on 04-08-2023, Amount Rs: 75,653/-, Bank: SBI EPay (SBlePay), Ref. No. 9380608375823 on 04-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

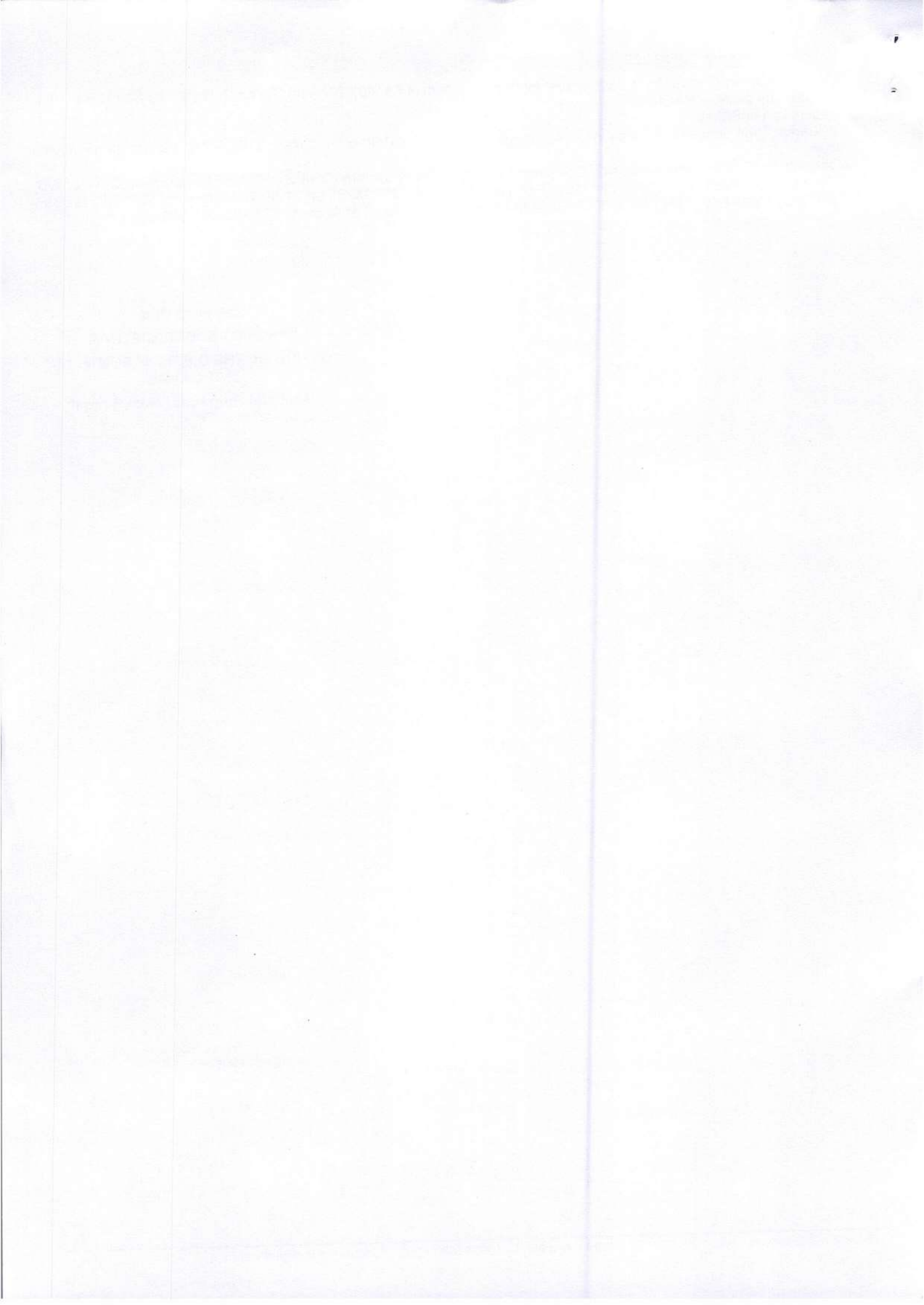
Description of Stamp

1. Stamp: Type: Impressed, Serial no 174, Amount: Rs.100.00/-, Date of Purchase: 01/08/2023, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2023 2:10PM with Govt. Ref. No: 192023240156614768 on 04-08-2023, Amount Rs: 39,921/-, Bank: SBI EPay (SBlePay), Ref. No. 9380608375823 on 04-08-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 327147 to 327174
being No 160311880 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.08 17:18:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/08 05:18:34 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)