

2603/17

I-2330/17

~~I-2326/17~~



139563

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 872053



Signature



Amal Kumar Ghosh



Amiya Kumar Ghosh



Arc Ghosh

Certified that the deponent is admitted to registration. The signature sheet/s and the deponent sheet/s attached with the document are the part of this document.

Signature

Advt. Dist. Sub-Registrar
Kolkata, South 24 Parganas

28 APR 2017

THIS DEVELOPMENT AGREEMENT is made on this 25th day of April Two Thousand and Seventeen BETWEEN (i) AMAL KUMAR GHOSH (Income Tax PAN ADNPG2536L), (ii) AMIYA KUMAR GHOSH (Income Tax PAN ADNPG2637M) both

6h
828

164741

SANJAY KUMAR BAID

Advocate

8, Old Post-Office Street
Kolkata-700 001

Rs.
- 8 MAR 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, H. S. Row Road, Kolkata

EST
C. C. Court
2017
2216



For Swastika Helpline Pvt. Ltd.

EST
Director

- 8 MAR 2017

- 8 MAR 2017



v LTO
2220

- Ananya Kumar Ghosh.



v LTO
2218

- Anva Ghosh



v LTO
2219

- Geeta Deb

Signature.....
25 APR 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



v LTO
2217

Ratna Bose



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 872052

sons of Late Dr. Prandhan Ghosh, both by faith Hindu, both by occupation retired, both presently residing at No. 192A, Harish Mukherjee Road, Kolkata 700 026, PO Kalighat, PS Kalighat, (iii) AVA GHOSH (Income Tax PAN BLCPG4026Q) wife of Late Ashok Kumar Ghosh, by faith Hindu, by occupation Housewife, presently residing at No. 115, Anandapally, Mahamayatala, Garia, Kolkata 700 084 PO Garia,



164741

SANJAY KUMAR BAID

Advocate

8, Old Post Office Street
Kolkata-700 001

Form No.
 Rs.
- 8 MAR 2017
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

Handwritten scribbles and signatures



N 179
2221

Nilanjana De

Handwritten signature

- 8 MAR 2017

- 8 MAR 2017



N 179
2222

Rishyana Mullick Datta



N 179
2223

Handwritten signature



N 179
2224

Madhura Mullick

Signature.....
25 APR 2017
 ADDL. DIST. SUB-REGISTRAR
 AIRPOPE, SOUTH 24 PGS.



N 179
2225

Handwritten signature



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 820480

PS Sonarpur, (iv) KANARANI SEN (Income Tax PAN DBIPS9072L) wife of Late Haridas Sen by faith Hindu, by occupation Housewife of No. 44, Ramakanto Bose Street, Kolkata 700 003, PO Baghbazar, PS Shyampukur, (v) GEETA DEB (Income Tax PAN AHQPD3926M) wife of Late Dr. Achintya Krishna Deb, by faith Hindu, by occupation Housewife of No. 192A, Harish Mukherjee Road, Kolkata 700 026, PO



Rituparna Mullick



Anjan Mullick



Kanarani Sen



Madhura Mullick

164741

SANJAY KUMAR BAID

Advocate
8, Old Post Office Street
Kolkata-700 001

NAME _____
ADD _____
- 8 MAR 2017
SUPANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-

de 2007
507
19
2007

- 8 MAR 2017
- 8 MAR 2017



2179
2227

Amal Kumar Ghosh



2179
2226

d TG & Manabani Sen
By the Party
Ankur
28.04.2017



Signature _____
25 APR 2017
ADOL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Jayjit Nath
S/o Sri Netai Nath
21/2, Ballygunge Place
Kolkata - 700019
P.O - Ballygunge
P.S - Catriahat.

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

प्रतिपक्ष पश्चिम बंगाल WEST BENGAL

08AB 156189

Kalighat, PS Kalighat (vi) RATNA BOSE (Income Tax PAN ^FAJPB8834P) wife of Late Swapan Kumar Bose by faith Hindu, by occupation Housewife presently residing at No. 3, Girish Avenue, Baghbazar, Kolkata 700 003, PO Baghbazar, PS Shyampukur, (vii) NILANJANA DE (Income Tax PAN AISPD0975B) wife of Shri Kishore Shankar De by faith Hindu, by occupation Teacher, presently residing at No. 117A, B. B. Chatterjee Road, Flat No. 303, Kolkata 700 042, PO & PS Kasba, (viii) RITUPARNA

164741

SANJAY KUMAR BAID

Advocate

8, Old Post Office Street
Kolkata-700 001

20
25/3/17
26/3/17

NAME.....
 ADD.....
 Rs.....
 - 8 MAR 2017
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. Court
 2 & 3, K. S. Roy Road, Kol-1

- 8 MAR 2017

- 8 MAR 2017



Signature.....
 25 APR 2017
 ADDL. DIST. SUB-REGISTRAR
 ALIPORE, SOUTH 24 PGS.

MULLICK DATTA (Income Tax PAN AFCPM5490F) wife of Mr. Shubhra Shankar Datta of No. Gariahat Road, Sivnath Bhawan, Flat No. X - 4, Kolkata 700 029, PO Golpark, PS Lake. (ix) **KAMALESH KUMAR MULLICK** (Income Tax PAN AFAPM6346L) son of Late Purnendu Prakash Mullick. (x) **VINAYAK MULLICK** (Income Tax PAN ADUPM3923F) son of Mr. Kamlesh Kumar Mullick, both of No. 36C, Promothesh Barua Sarani (Ballygunge Circular Road), Flat No. 6/10, 'Alakapuri' Kolkata 700 019, PO Ballygunge, PS Gariahat and (xi) **MADHURA MULLICK** (Income Tax PAN AFAPM6345K) wife of Mr. Joydeep Ghosh of No. E201, Reliaable Acacia, 7th Main, Ibbur, Off Sarjapur - ORR Crossing, Bengaluru 560 103 PO Bellandur, PS HSR Layout, hereinafter collectively referred to as the **OWNERS** (which term or expression shall unless excluded by or there be something repugnant to the subject or context hereof shall be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assign/s) of the **ONE PART AND SWASTIC HEIGHTS PRIVATE LIMITED** (Income Tax PAN AABCH2817C) a Company within the meaning of the Companies Act, 2013 presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat, PO Ballygunge and is herein represented by one of its directors **Mr. Satwic Vivek Ruia** (Income Tax PAN BIZPR8842M) son of Mr. Vivek Ruia by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge hereinafter called the **DEVELOPER** (which term or expression shall unless excluded by or there be something repugnant to the subject or context hereof shall be deemed to mean and include its successors, successors - in - interest, nominees/s, transferor/s and assign/s) of the **OTHER PART**.

WHEREAS

- A. One Atul Krishna Bose was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land admeasuring an area of about 07 cottahs 02 chittacks and 35 sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 192, Harish Mukherjee Road, Kolkata 700 026 (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- B. The said Premises was divided and demarcated as two separate municipal holding Nos. whereby the land area admeasuring an area of about 04 cottahs 04 chittacks and 35 sq. ft. be the same a little more or less and was numbered as municipal premises No. 192A, Harish Mukherjee Road, Kolkata 700 026, PS Kalighat (hereinafter referred to as the said '**LAND A**') and the land measuring an area of about 02 cottahs and 14 chittacks be the same a little more or less was numbered as municipal premises No. 192B, Harish Mukherjee Road, Kolkata 700 026, PS Kalighat (hereinafter referred to as the said '**LAND B**').
- C. The said Atul Krishna Bose during his lifetime made and published his last will and testament dated 09th August 1943 and registered the same with the District Registry Office, 24 Parganas in Book No. III, volume No. 2 being No. 39 of 1943 (hereinafter referred to as the said **WILL**). The said Atul Krishna Bose upon his death gave and devised the said Premises subject to the life-interest of residence of his wife namely Sajjini Bose in the following manner: -
- i) The said Land A to the elder daughter namely Sudhanshu Bala Ghosh;

- a) The said 'Land B' for the life to the younger daughter Himanshu Bala Ghosh and after the demise of the said Himanshu Bala Ghosh to the life interest of the daughter of the said Himanshu Bala Ghosh namely Kanak Pratima Basu Mullick with the condition that if the said Kanak Pratima Basu Mullick did not have any children then the said 'Land B' shall belong absolutely to the male surviving children of the said Sudhanshu Bala Ghosh;
- D. The said Atul Krishna Bose (since deceased) died testate on 23rd March 1955.
- E. The Executor to the said Will applied for grant of probate in respect of the said Will before the District Delegate at Alipore and the probate in respect of the said Will was duly granted by the Ld. District Delegate of 24 Parganas at Alipore in Act 39 Case No. 107 of 1955 (Probate).
- F. The said Sailajini Bose died on 23rd December 1964 and as such her life interest of residence into or upon the said Premises also came to an end.
- G. The said Sudhanshu Bala Ghosh was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 11th August 1977, leaving behind her five sons namely Amal Kumar Ghosh, Kamal Kumar Ghosh, Amiya Kumar Ghosh, Alok Kumar Ghosh and Ashok Kumar Ghosh and four daughters namely Kanarani Sen, Pritikana Mitra, Geeta Deb and Manju Mullick as her only legal heirs and/or representatives since her husband namely Dr. Prandhan Ghosh having predeceased her on 06th May 1958.
- H. The said Himanshu Bala Ghosh died on 18th November 1979 and as such her life interest of residence upon the said 'Land B' came to an end.

- I. The said Kanak Pratima Basu Mullick also died in September 1989 without any children and as such the said 'Land B' devolved absolutely unto and in favour of the five surviving male (sons) shareholder of the said Sudhanshu Bala Ghosh namely Amal Kumar Ghosh, Kamal Kumar Ghosh, Amiya Kumar Ghosh, Alok Kumar Ghosh and Ashok Kumar Ghosh.
- J. The said Ashok Kumar Ghosh was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 19th December 1995, leaving behind him surviving his wife namely Abha Ghosh as his only legal heir and/or representative.
- K. The said Alok Kumar Ghosh was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22nd December 1992, as a bachelor, leaving behind him surviving his four brothers namely Amal Kumar Ghosh, Amiya Kumar Ghosh, Kamal Kumar Ghosh and Ashok Kumar Ghosh and four sisters namely Kanarani Sen, Pritikana Mitra, Geeta Deb and Manju Mullick as his only legal heir and/or representative.
- L. The said Manju Mullick was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 08th August 1996 leaving behind her surviving her husband namely Kamlesh Kumar Mullick, two daughters namely Rituparna Mullick Datta and Madhura Mullick and one son namely Vinayak Mullick as her only legal heirs and/or representatives.
- M. The said Kamal Kumar Ghosh was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 25th November 2000, leaving behind him surviving his wife namely Namita Ghosh as his only legal heir and/or representative.

N. The said Namita Ghosh was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 02nd January 2003, leaving behind her surviving her brothers – in – law and sisters – in – law (being the surviving brothers and sisters of her deceased husband namely Kamal Kumar Ghosh) namely Amal Kumar Ghosh, Amiya Kumar Ghosh, Alok Kumar Ghosh and Ashok Kumar Ghosh and three sisters namely Kanarani Sen, Pritikana Mitra and Geeta Deb and as her only legal heirs and/or representatives.

O. The said Pritikana Mitra was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 15th June 2012, leaving behind her surviving her two daughters namely Dr. Ratna Bose and Nilanjana De as her only legal heirs and/or representatives since her husband namely Bimal Chandra Mitra having predeceased her on 07th February 2009.

P. In the circumstances the following are the absolute owners in respect of the said Premises: -

- | | |
|----|-------------------------|
| 1 | Amal Kr. Ghosh |
| 2 | Amiya Kr. Ghosh |
| 3 | Abha Ghosh |
| 4 | Kanarani Sen |
| 5 | Geeta Deb |
| 6 | Dr. Ratna Bose |
| 7 | Nilanjana De |
| 8 | Kamlesh Kumar Mullick |
| 9 | Rituparna Mullick Datta |
| 10 | Madhura Mullick |
| 11 | Vinayak Mullick |

Q. The Owners herein thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises free of all and every manner of encumbrances, charges, liens, dispendens, attachments, trusts, mortgages, trespass whatsoever and/or howsoever.

R. A garage measuring about 100 sq. ft. carpet area more or less on the northeastern side of the ground floor of the existing building is under the tenancy of Badal Sweets – being run by Netai Ghosh, Nemai Ghosh and Badal Ghosh at a monthly rent of Rs.5,000/- wherein a sweetmeat shop is being run by the monthly tenant (hereinafter referred to as the said **TENANCY**).

S. The Owners are desirous of causing the said Premises to be developed and have agreed to appoint the Developer herein who is a reputed promoter and shall register itself under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, 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 **OWNERS** shall mean and include their respective heirs, executors, administrators, legal representatives and assigns.
- 1A.2 **DEVELOPER** shall mean and include its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.3 **TITLE DEED** shall mean and include all the deeds, documents and instruments by which the Owners derive title to the said Premises and relating to the ownership in respect of the said Premises and originals thereof are in the custody of the Owners.
- 1A.4 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land ad-measuring about **07 cottahs, 02 chittacks and 35 sq. ft.** be the same title

more or less together with the two nos. buildings and other structures standing thereon and lying situate at and/or being municipal premises Nos. 192A & 192B, Harish Mukherjee Road, Kolkata 700 026, PS Kalighat, in ward No. 73 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- 1A.5 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.
- 1A.6 **COMMON FACILITIES/PORIONS** shall include paths passages, stairways, roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.7 **OWNERS' ALLOCATION** shall mean and include 50% of the entire saleable areas on the upper floors of the said New Building together with 50% of ground floor of the said New Building together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART - I** of the **SECOND SCHEDULE** hereunder written.
- 1A.8 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the entire saleable areas on the upper floors of the said New Building together with 50% of ground floor of the said New Building together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities the details of which are mentioned and described in **PART - II** of the **SECOND SCHEDULE** hereunder written.

- 1A.9 **ARCHITECT** such person or firm who may be appointed as architects of the building by the Developer.
- 1A.10 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building at the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.11 **SPECIFICATION** shall mean and include the material and finish that shall be used by the Developer for completing the said New Building and has been accepted by the Owners herein and the details thereof appear in the **THIRD SCHEDULE** hereunder written.
- 1A.12 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.
- 1A.13 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities. If a Force Majeure situation arises, the Developer shall promptly notify the Owners in writing of such conditions and the cause thereof or any act of negligence and/or omission and/or commission and/or misrepresentation by the Owners.
- 1A.14 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day

of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.

1A.15 **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 personal representatives successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub-paragraph, schedule or recital of this Agreement.
- 1B.7 Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made to this agreement from time to time in force.

- 18.8 Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such agreement, instrument or other document as amended, supplemented, modified, suspended, restated or novated from time to time
- 18.9 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.
- 18.10 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.
- 18.11 The schedules shall have effect and be construed as an integral part of this agreement.
- 18.12 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- 18.13 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 18.14 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and
- 18.15 The term "including" shall mean "including without limitation".

ARTICLE -II - COMMENCEMENT

- 2.1 This agreement shall be deemed to have commenced with effect from the day month and year first above written, _____
- 2.2 Save and except termination of this Agreement due to undue delay or breach of this Agreement by the Developer, this agreement shall remain in full force, effect and virtue until such time the respective obligations of both the parties, the Owners and the Developer, have been completed in accordance hereof including effectual transfer of the ownership of the undivided share in land relating to the

Developer's Allocation or any other area/unit which the Owners sell and/or transfer and/or agree to sell and/or transfer.

ARTICLE -III - REPRESENTATIONS & WARRANTIES

3.1 At or before the execution of this agreement the Owners have assured and represented to the Developer as follows:

- a) The Owners are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute Owners with a marketable title in respect thereof.
- b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages whatsoever and/or howsoever.
- c) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the title of the Owners into or upon the said Premises or any part thereof.
- d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises.
- f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof.
- g) The freehold interest and/or ownership interest of the Owners in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owners by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owners for any purpose

whatsoever or howsoever and that all the original deeds are in the custody and possession of the Owners themselves.

- h) The Owners and/or any of them have not entered into any agreement for sale and/or transfer in respect of the said Premises and/or in respect of their respective share in the said Premises nor have entered into any agreement for development thereof.
- i) All municipal taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owners and in respect of any outstanding taxes and outgoing the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of these presents.
- j) Save and except the said Tenancy, there is no other tenant and/or occupant and/or trespasser in any part and/or portion of the said Premises and the Owners are in vacant peaceful and khas possession of the entirety of the said Premises and every part thereof.
- k) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- l) The Owners are competent enough to enter into this agreement and to carry out their respective obligations, as mentioned herein.
- 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 to the best of knowledge and belief of the Owners.

3.2 The Developer is satisfied as to the title of Owners based on the documents provided to the Developer by the Owner.

ARTICLE-IV-PERMISSION TO CONSTRUCT

4. That in pursuance of the said agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owners doth hereby appoint the Developer as the exclusive developer for undertaking the Development of the said Premises.

ARTICLE-V-PLANS & OTHERS

- 5.1 The Developer shall cause to have the names of the Owners to be mutated in the records of the Kolkata Municipal Corporation and also cause to have the said Premises having two separate holding Nos. to be amalgamated as one single holding No. in records of the Kolkata Municipal Corporation at its own cost and the Owners shall do and/or cause to do all necessary acts, deeds, matters and things that maybe necessary or be required for causing the amalgamation.
- 5.2 The Developer shall at its own costs have the layout plan prepared for the Owners flats on the basis of the physical survey of the said Premises to be carried out and have the approval of the Owners flats prior to submitting the same to the Kolkata Municipal Corporation for sanction of the building plan.
- 5.3 The Developer shall at its own costs cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Premises however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project, if there be any modification in the plan of the Owners flats then the same shall be got approved in writing from the Owners.
- 5.4 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the

Kolkata Municipal Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.

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

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

5.7 The said New Building will be constructed erected and completed in accordance with the specification detailed out in the **THIRD SCHEDULE** hereunder written HOWEVER in the event the Developer deciding to change the specifications, the Developer shall be entitled to do so, but in the event of such change, the value of such replacement or substitution will not be of lesser value as what have been detailed out hereunder.

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

5.9 The said Tenant shall be settled by the Owners at their own costs, i.e. if any area is required to be provided the same shall be out of the Owners' Allocation to the extent of the existing area now being occupied and/or under the tenancy of the

said Tenant, if the Owners fail to settle the said tenant within 06 months from the date of execution of this agreement, then in that event the Developer shall be entitled to and is hereby authorised by the Owners to settle the tenant at the cost of the Owners and the settlement made with the tenant shall be final, conclusive and binding upon the Owners, subject however the same shall be to the extent of the existing area now being occupied and/or under the tenancy of the said Tenant.

ARTICLE-VI-COST OF CONSTRUCTION/COMPLETION

- 6.1 The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities fittings, fixtures, all overheads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications, supervision etc.
- 6.2 The development of the "said Premises" and/or construction of the said New Building shall be made complete in all respect including installation of lift, electrical connection and fittings, water pump, municipal water, sewerage and drainage connections, plumbing and sanitary fittings as also overhead and under-ground water reservoir. All the units in the said New Building shall be made habitable fitted with necessary electrical and sanitary fittings and fixtures. Further the Developer agrees that the manner of construction and the build quality of the said New Building will be in strict conformity with the Third Schedule hereunder. 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. The said New Building will be wind and water tight, built

in a solid workmanship manner. Further the Developer will ensure that the said New Building will be built by skilled & quality workmanship.

6.3 The Developer shall carry out and/or complete the said development work and/or construction of the said New Building by use of standard quality building materials, sanitary and electrical fittings as per the specifications mentioned in the Third Schedule hereunder written and also as may be approved and recommended by the Architect. In carrying out the construction of the said building complex, the Developer shall use steel and cement strictly as per the specifications, sizes and quality as may be recommended by the Architect. It is made clear that no sub-standard material shall be used for completing the construction of the said building complex.

6.4 The Developer shall at its own costs obtain necessary occupation and completion certificate from the Kolkata Municipal Corporation and other concerned authority.

ARTICLE- VII-SPACE ALLOCATION & PAYMENTS

7.1 The Owners' Allocation is detailed out in **PART – I** of the **SECOND SCHEDULE** hereunder written and the Developer's Allocation is detailed out in **PART – II** of the **SECOND SCHEDULE** hereunder written.

7.2 Both the Owners and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the other party shall be required.

7.3 The Developer has further agreed to make payment of an amount of Rs.1,00,00,000/- (Rupees One Crore) only as and by way of non-refundable Consideration Amount to the Owners (hereinafter referred to as the said **CONSIDERATION AMOUNT**).

7.4 The Owners have mutually decided, settled and agreed amongst themselves that the Owners' Allocation as well as the said Consideration Amount shall be shared and/or apportioned and/or divided amongst the Owners in following share:

	Name	Percentage
1	Amal Kr. Ghosh	19.81
2	Amiya Kr. Ghosh	19.81
3	Abha Ghosh	16.51
4	Kanarani Sen	11.79
5	Geeta Deb	11.79
6	Dr. Ratna Bose	11.79
7	Nitanjana De	
8	Kamlesh Kumar Mullick	8.49
9	Rituparna Mullick Datta	
10	Madhura Mullick	
11	Vinayak Mullick	

7.5 In the event of any area forming part of the Owners' Allocation or the Developer's Allocation in accordance with the percentage hereinabove mentioned being less and/or more, the details thereof shall be gone into and accordingly accounted for by the Owners and the Developer mutually amongst themselves.

7.6 The Owners have mutually agreed that the said Consideration Amount shall be apportioned amongst the Owners in the manner as follows: -

	Name	Amount (Rs.)
1	Amal Kr. Ghosh	19,81,000/=
2	Amiya Kr. Ghosh	19,81,000/=
3	Abha Ghosh	16,51,000/=
4	Kanarani Sen	11,79,000/=
5	Geeta Deb	11,79,000/=
6	Dr. Ratna Bose	5,89,500/=
7	Nitanjana De	5,89,500/=
8	Kamlesh Kumar Mullick	2,12,500/=
9	Rituparna Mullick Datta	2,12,500/=
10	Madhura Mullick	2,12,500/=
11	Vinayak Mullick	2,12,500/=

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

- 7.6 A further amount of Rs.24,50,000/= (Rupees Twenty Four Lakhs and Fifty Thousand) only out of the said Consideration Amount only shall be paid within 03 days upon demand by the Owners after sanction of the plan by the Kolkata Municipal Corporation.
- 7.7 The balance of the said Consideration Amount being Rs.75,00,000/= (Rupees Seventy Five Lakhs) only shall be paid by the Developer to the Owners upon receipt of vacant possession of the said Premises in its entirety and after sanction of the plan by the Kolkata Municipal Corporation, as soon as the transit accommodation being provided by the Developer to the Owners in accordance hereof.
- 7.8 In the event of any additional floor/s is/are sanctioned by the Kolkata Municipal Corporation the same shall also be shared equally by the Owners collectively and the Developer, i.e. the Owners shall collectively be entitled to 50% of the additional construction and the Developer shall be entitled to 50% of the additional construction.

ARTICLE-VIII- DELIVERY OF POSSESSION

- 8.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation arrange for 05 (five) flats, out of which 04 flats of 03 rooms and 01 flat of two rooms in the 0.50 km. vicinity at its own costs and expenses till the Owners' Allocation is handed over to the Owners. The cost of shifting shall also be arranged, paid and incurred by the Developer fully.
- 8.2 The Owners shall upon the Developer providing the alternate accommodation as hereinbefore mentioned vacate the said Premises and deliver the vacant peaceful and khas possession of the said Premises to the Developer, within 15 days thereof.
- 8.3 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and appropriate the

net proceeds of the salvage to them and the Owners shall have no claim thereupon.

- 8.4 The Owners' Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owners' Allocation and handover the copy of the completion certificate at the time of giving possession of the Owners' Allocation to the Owners in a habitable condition.
- 8.5 The Developer hereby agrees to complete the construction of the building within 30 months from the date of receipt of vacant possession of the entirety of the said Premises or sanction of the plan by the Kolkata Municipal Corporation (whichever event shall happen later shall be the basis) (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of genuine **FORCE MAJEURE**. In any of the events of the **FORCE MAJEURE**, the Developer shall be entitled to corresponding extension of time for delivery of the said Owners' Allocation.
- 8.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owners' Allocation is delivered and/or caused to be delivered upon completion of the same aforesaid. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owners fail and/or neglect to take possession of the Owners' Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).

- 8.7 Immediately after the completion of the new building and delivery of the possession of the Owners' Allocation the Owners shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by 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 and as a confirming party thereof.
- 8.8 The Owners shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Developer at the cost of the nominee/s of the Developer.

ARTICLE -IX- ARCHITECTS ENGINEERS ETC

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

ARTICLE-X-INDEMNITY

- 10.1 The Owners shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall always keep the Developer indemnified against all claims, actions, suits, proceedings, damages, losses which may occur or take place

because of any act deed matter or thing concerning the title of the said Premises and/or relating to anything prior to this agreement.

10.2 The Developer shall keep the Owners fully indemnified against and harmless from all losses & damages, costs, charges, expenses, claims, demands or proceedings in relation to the demolition of existing structure, construction and completion of the said New Building or occupation & sale of flats in respect of the Developer's Allocation only or for deviation from the sanction plan or for violation of any laws, rules, or regulations that the Developer is liable to abide with or due to accident, mishap, death or injury to any worker or person who is engaged in or near the construction site.

10.3 The Developer shall also be fully responsible for any third party claim arising out of the sale and/or transfer of the Developer's Allocation and/or any act of omission and/or commission by the Developer relating to the construction of the said New Building, save and except if the same relates to the title and/or ownership of the said Premises.

10.4 The Owners will not be liable to pay any K. M. C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K. M. C. Tax in respect of the Owners' Allocation.

10.5 The Owners do hereby as and by way of negative covenants undertake to the Developer:

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

ARTICLE-XI-TAXES MAINTENANCE ETC

- 11.1 Both the Developer and the Owners shall equally pay all taxes on and from the date of receipt of vacant peaceful and khas possession of the said Premises by the Developer and prior to that the Owners shall be responsible for due discharge of all taxes and outgoing in respect of the said Premises.
- 11.2 The respective parties shall be liable to pay and bear all taxes and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the Owners shall be deemed to have taken possession of the Owners' Allocation for the purpose of making payment of the taxes and common expenses and maintenance charges whether actual physical possession of the Owners' Allocation is taken or not by the Owners.
- 11.3 The Owners and the Developer shall from the Date of Possession of the Owners' Allocation maintain their respective portions at their own costs in a good and tenable repair.
- 11.4 After the said New Building is completed and the Owners' Allocation is delivered in a habitable condition with copy of the completion certificate the Developer and the Owners shall form an association of the Owners/occupants of the various flats in the said building with such rules and regulations as the Developer and the Owners shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.
- 11.5 The Owners shall be liable to pay charges for electricity in or relating to the Owners' Allocation wholly and proportionately relating to common parts of the Owners' Allocation only.

ARTICLE-XII-OBLIGATION OF THE OWNERS

- 12.1 The Owners shall grant a Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorising the Developer to represent the Owners before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists.
- 12.2 The Owners shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the building.
- 12.3 The Owners shall grant a registered power of attorney in favour of Mr. Vivek Ruia and Mr. Satwic Vivek Ruia, being directors of the Developer company so as to enable any of them to severally sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.

ARTICLE-XIII- MUTUAL OBLIGATION

- 13.1. The Owners and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said New Building at the said Premises.
- 13.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.

- 13.3. The Owners and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of each others allocation in the said New Building at the said Premises.
- 13.4. The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement in its entirety.
- 13.5. The parties hereto have entered into this agreement purely as a contract and nothing contained herein shall be or be construed as partnership or joint venture between them in any manner nor shall be deemed to constitute an association of persons.
- 13.6. The respective parties i.e. both the Owners and the Developer shall be liable for payment of all outgoing towards Service Tax, VAT, GST, or any other tax, cess, levy and/or statutory outgoing of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax of any nature is payable by the Owners in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations as applicable in accordance with law.

ARTICLE-XIV-COMMON RESTRICTIONS

- 14.1. The Owner and/or the Developer shall not mortgage the title deeds of the Premises by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or anybody else during the tenure of this Agreement.
- 14.2. The Owner and/or the Developer shall not permit the use of the units/portions of the New building for carrying on any wrongful, offensive, illegal and/or immoral trade or activity nor permit the user thereof as residence or for any purpose which may cause nuisance or be hazardous to the other occupiers of the New building.

- 14.3 The Owner and the Developer and/or their respective transferees shall be abide by all bye-laws, rules and regulations of the Government, local bodies and the Holding Organization as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the laws, bye-laws, rules and regulations thereof.
- 14.4 The Owner and the Developer and/or their respective transferees shall keep the interiors, walls, sewers, drainage, pipes and other fittings and fixtures and the floor and ceiling etc. in the New building in good, working and repair condition and in particular, so as not to cause any damage to the New building or any part or portion thereof.
- 14.5 The Owner and the Developer and/or their respective transferees shall not throw or accumulate any dirt, rubbish, waste or refuse nor permit the same to be thrown or accumulated in or about the New building or in the lobbies, stair-cases, roof, compounds, corridors or any other common portion or areas of the New building.

ARTICLE-XV-BREACH AND CONSEQUENCES

- 15.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.
- 15.2 In the event of the Developer failing to complete the construction of the said New Building within 30 months from the date of receipt of vacant possession of the entirety of the said Premises then in that event the Developer shall be entitled to a grace period of 06 months and inspite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable to pay predetermined penalty & damages to be

calculated @Rs.1,00,000/- (Rupees One Lakh) only per month for each month of delay until issue of notice to the Owners notifying the completion of the Owners' Allocation in the said New Building.

ARTICLE - XVI – ARBITRATION & JURISDICTION

- 16.1 All disputes and/or differences between the parties hereto regarding the construction and/or interpretation of this agreement and touching these presents or determination of any liability shall be referred to the joint arbitration of two persons one to be appointed by the Owners and one to be appointed by the Developer and if the arbitrators differ in their awards then the same shall be referred to one umpire to be jointly appointed by the joint arbitrators and the same shall be deemed to be a reference within the meaning of the Arbitration and Re-Conciliation Act 1996.
- 16.2 None of the parties hereto shall be entitled to proceed before any court or forum before referring the same to the arbitration of the Arbitrators and the Arbitrators have given their award.
- 16.3 The Arbitrators shall have summary power and the Arbitrators shall have power to give interim award and/or directions.
- 16.4 Courts at Kolkata shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)**

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 07 cottahs, 02 chittacks and 35 sq. ft. be the same little more or less together with the two Nos. buildings and other structures standing thereon and lying situate at and/or being municipal premises Nos. 192A & 192B, Harish Mukherjee Road, Kolkata 700 026. PS Kalighat in ward No. 73 of the Kolkata Municipal

Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

- ON THE NORTH: By municipal premises No. 190, Harish Mukherjee Road;
- ON THE EAST: By KMC Road.
- ON THE WEST: By municipal premises No. 20, Rani Sankari Lane;
- ON THE SOUTH: By municipal premises No. 194, Harish Mukherjee Road;

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

THE SECOND SCHEDULE ABOVE REFERRED TO
(ALLOCATIONS)

PART - I OWNERS' ALLOCATION

1. 50% of the entire saleable areas or upper floors of the said New Building so as to comprise of the area of two entire floors of the ground plus four storied building, the area of two floors shall stand divided and demarcated amongst the Owners as mutually agreed upon by and between them in the following manner: -

	Name	Floor	Flat Location	Sq. ft.
1	Amal Kr. Ghosh	2 nd	West	919
2	Amiya Kr. Ghosh	2 nd	South-East	919
3	Abha Ghosh	1 st	West	794
4	Kanarani Sen	2 nd	North-East	567
5	Geeta Das	4 th	South-East	567
6	Dr. Ratna Bose	4 th	North-East	567
7	Nilanjana De			
8	Kamlesh Kumar Mullick			
9	Rituparna Mullick Datta	1 st	North-East	408
10	Mathura Mullick			
11	Vinayak Mullick			

2. 50% of the ground floor of the said New Building after providing for the common parts and portions thereof shall also be shared in the same percentage share as mentioned in clause 7.4 hereinabove;
 3. Undivided proportionate share in the land comprised in the said Premises;
 4. Undivided Proportionate share in the common parts and facilities;
- (The Owners' Allocation is also shown on the map or plan annexed hereto and is delineated within GREEN borders thereon)

PART - II DEVELOPER'S ALLOCATION

1. 50% of the entire saleable areas of upper floors of the said New Building so as to comprise of the area of two entire floors of the ground plus four storied building in the manner as follows: -

- i. The entire third floor of the said New Building;
- ii. The balance on the two floors in the manner as below:

	Floor	Fiat Location	Sq. ft.	Remarks
1	3 rd	South-east	1134	Office
2	4 th	West	1271	Residence

2. 50% of the ground floor of the said New Building after providing for the common parts and portions thereof;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

(The Developer's Allocation is also shown on the map or plan annexed hereto and is delineated within RED borders thereon)

THE THIRD SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

Structure	:	Building designed on RCC frame and foundation conforming to Indian Standards and NBC;
Internal Walls	:	White cement putty over cement plastering;
Doors	:	Wooden frame and flush doors duly polished and having stainless steel finish handle latches and hinges with Godrej/Acme cylindrical locks;
Windows	:	Anodised Aluminum windows with glassed panel & grills;
Flooring	:	Marble/Vitrified Tile;
Kitchen	:	Anti skid flooring work top in Granite and Ceramic Tiles upto 02 feet over counter with stainless steel sink and electronic chimney and water line;
Bathroom	:	Anti skid flooring, wall dados in ceramic tile upto door height with modern CP fittings with concealed hot & coldwater Aqua Gold Pipeline with sanitary ware of Hindware/Cera or like brands & glass partition in master toilet;
Electrical	:	Concealed Copper wiring of Finolex/Havells make from ground floor up to each unit with adequate electrical points including that for A/c, geysers etc. in each room/ toilet with modular switches of Crabtree make;
Water	:	Round the clock water supply through KMC supply;
Lift	:	Adequate capacity of Otis/Schindler make;
Exterior	:	Aesthetically designed front façade;
Power Back Up	:	Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
Security	:	Electronic PBX connection to each unit;
Lobby	:	Decorated facade of Lift & lobby;
Others	:	Car wash; Personalised mailbox; Common toilet for servants and staff

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

SIGNED SEALED AND DELIVERED

by the OWNERS at Kolkata

in the presence of:

1. Arbinder
(SUBIR SIN)
Solicitor & Advocate
High Court, Calcutta

Mitali Deb.
DR (MITALI DEB)
192 B Harish
Mukherjee Rd
Kol - 700026

Arvind Kumar Ghosh.

Drafted by me.

Ashim Kumar Ghosh
Advocate
Ripon Pocha Court,
Cal-27
NB-1674/83i

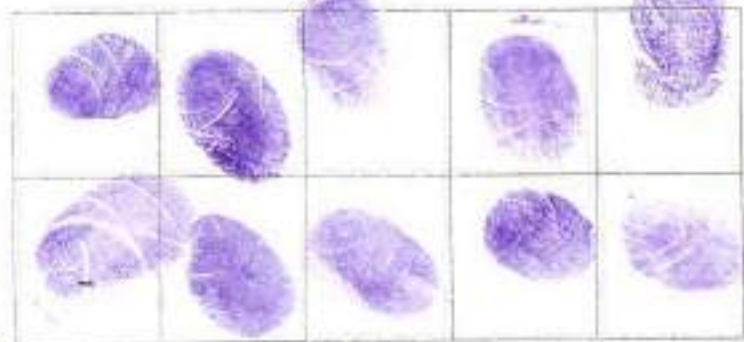
Ara Ghosh

Arvind Kumar Ghosh

Left

Right

Arvind Kumar Ghosh



Arvind Kumar Ghosh

Left

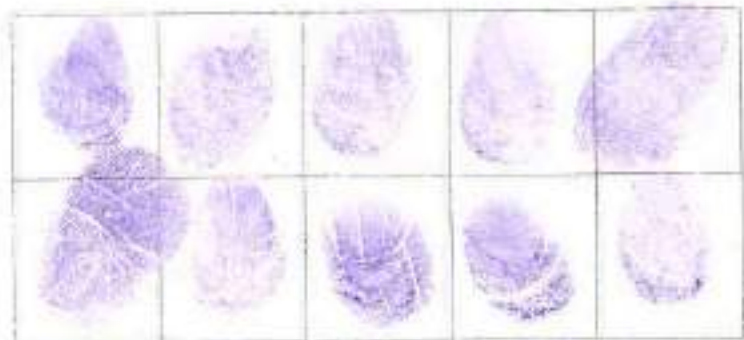
Right



- Ara Ghosh

Left

Right



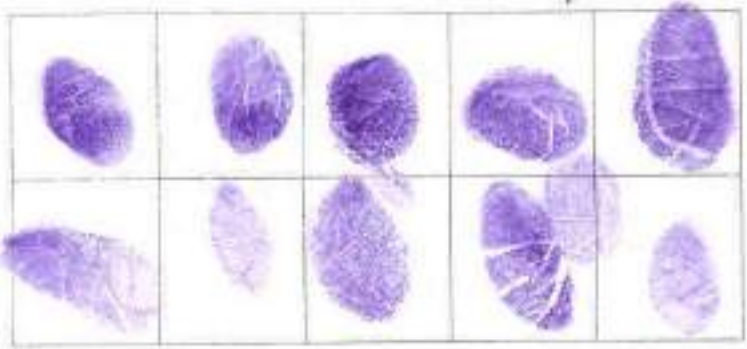
d. T. 9 of Kanabawi Ser
by the pen & ink

d. T. 9 of Kanabawi Ser
by the pen & ink



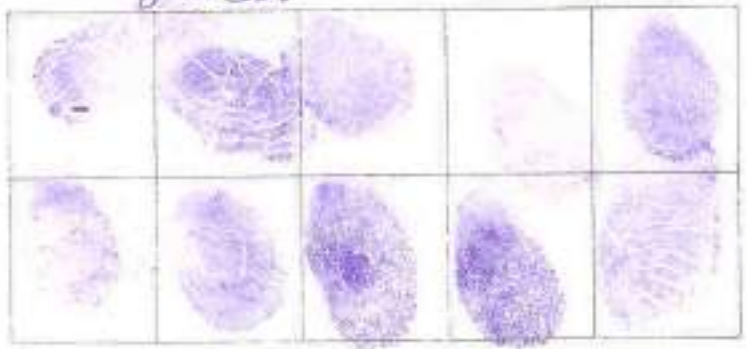
Left

Right



Geob. Deb

Geob. Deb
Left
Right



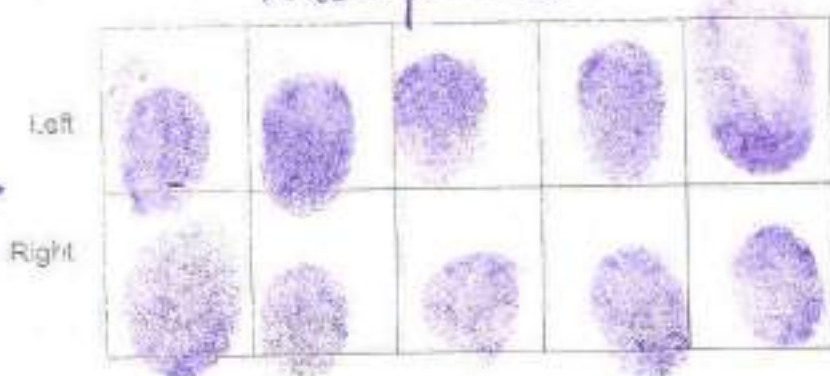
Ratna Bose

Ratna Bose
Left
Right



Nilanjana De

Nilanjana De



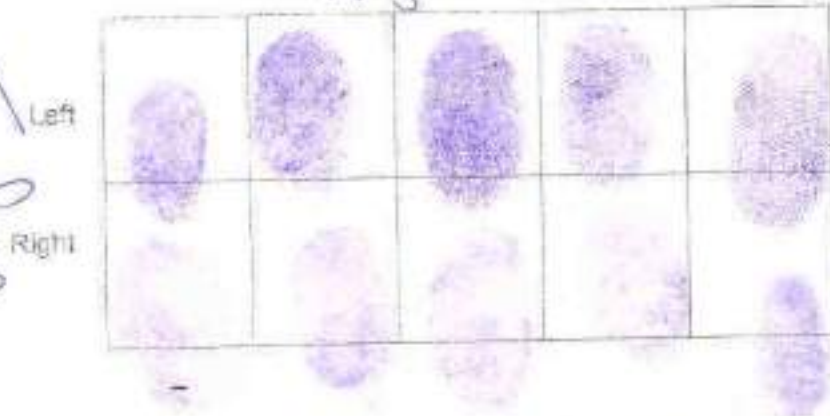
Rituparna Mullick Datta.

Rituparna Mullick Datta.



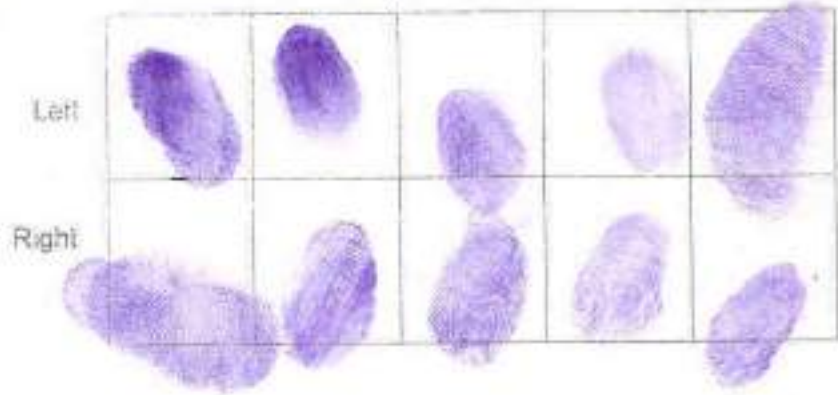
Dwijendra Dixit

Dwijendra Dixit



R.P.

R.P.



Madhura Mullick

Madhura Mullick



SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

Jeday Talau
135, B&B bsm
Kolkata
Ranbir Singh

[Handwritten signature]
[Handwritten signature]

Left
Right



For Swastik Heights Pvt. Ltd.

[Handwritten signature]
 Director



- 65'0"

Aniya Kumar Ghosh
Ava Gho shu
Gada Deb
Patra Bose
Nilanjana De
Rituparna Mukherjee
Vinay

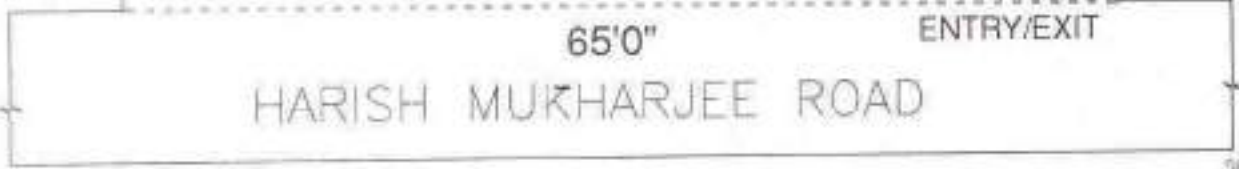
Madhura Mullick

KT9 &
Kangraji Sen
by the pen
Anil Kumar
Ghosh



80'0"

For Swastik Housing Pvt. Ltd.
Date: / /



SCALE:
1:100

ARCHITECT:
ACRE ARCHITECTS
HOWRAH | KOLKATA

PROPOSED (G+4) RESIDENCE AT
192 A&B, HARISH MUKHARJEE ROAD,
KOLKATA

(1ST FL PLAN)



65'0"

Aniya Kumar Ghosh

Arta Ghosh

Geeta Deb

Ratna Bose

Nilanjana De

Riteswar Mukherjee

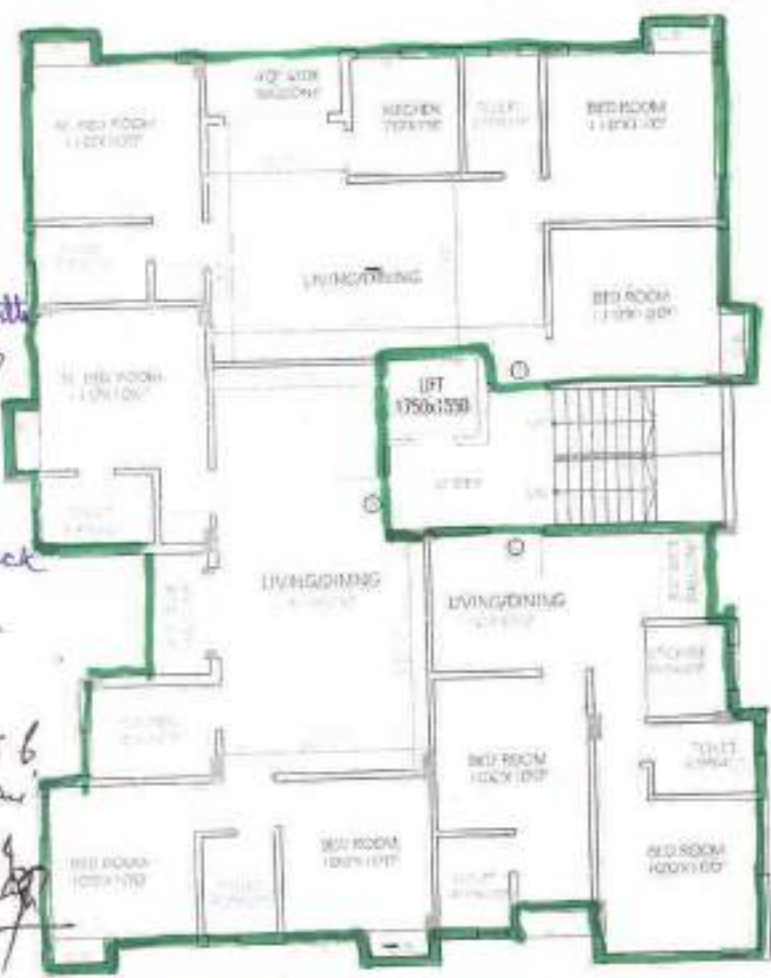
Unigal

81'0"

Madhura Mukherjee

[Handwritten signature]

1756
Kangra
H
1756
Kangra
H
1756
Kangra
H



80'0"

For Swastik
[Signature]
13/11



PROPOSED (G+4) RESIDENCE AT
192 A&B, HARISH MUKHARJEE ROAD,
KOLKATA

(2ND FL PLAN)

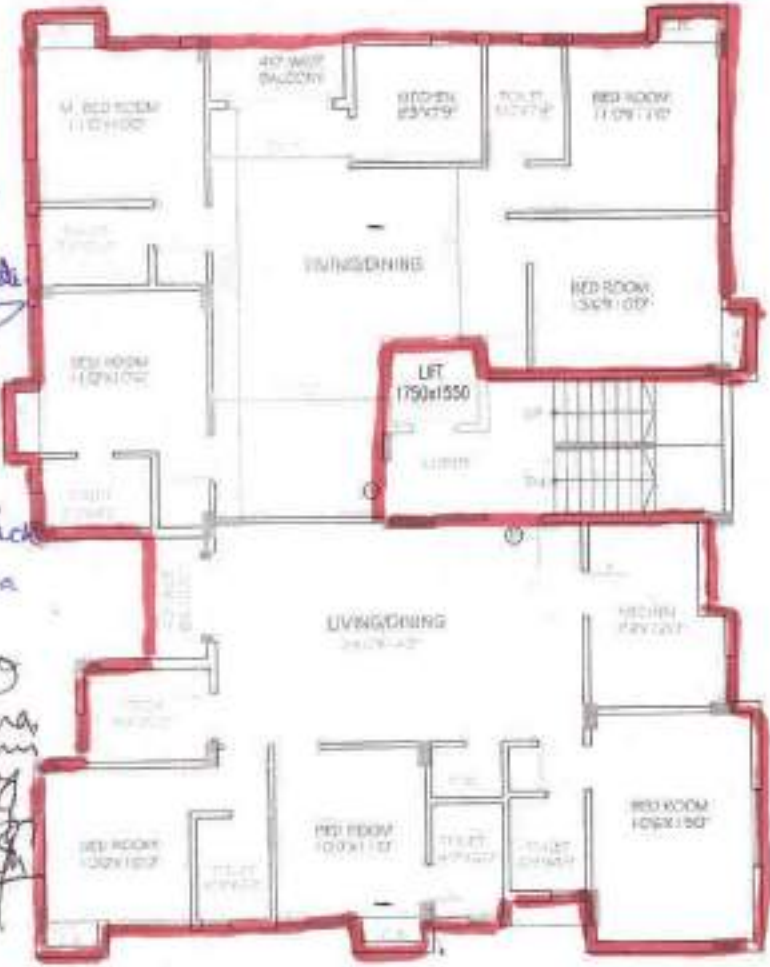
ARCHITECT:
ACRE ARCHITECTS
HGBRAH | KOLKATA

SCALE:
1/100



65'0"

Amiya Kumar Ghosh
Ara Ghosh
Gabi Deb
Ratna Das
Nilanjana De
Rituparna Mukherjee
Dwijot



80'0"

Madhura Mullick
K.T.G.
K. Kana
S. Sanyal
Thepa
Sudhakar

For Signature
15/11



SCALE: 1:100

ARCHITECT:
ACRE ARCHITECTS
HOWRAH | KOLKATA

PROPOSED (G+4) RESIDENCE AT
192 A&B, HARISH MUKHARJEE ROAD,
KOLKATA

(3RD FL PLAN)



65'0"

Amiya Kumar Ghosh

Ava Ghosh

Gesta Deb

Ratan Bose

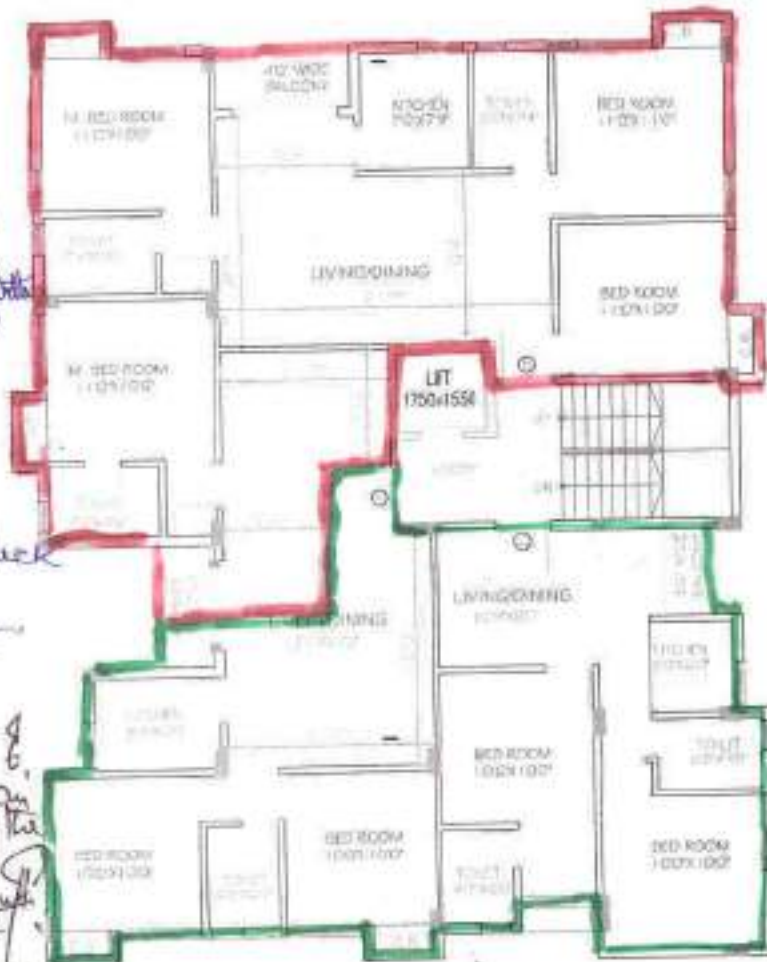
Nilanjana De

Rajpansu Mukherjee Datta

Ujjwal

81'0"

Madhura Mukherjee



80'0"

Handwritten notes:
← TTB
Kandyan
Carry the
fun & C
Rudra

Amal Kumar Ghosh

For Structural Details

Signature



PROPOSED (G+4) RESIDENCE AT
192 A&B HARISH MUKHARJEE ROAD,
KOLKATA

(4TH FL PLAN)

SCALE:
1:100
ARCHITECT
ACRE ARCHITECTS
HOWRAH KOLKATA



Government of West Bengal

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







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

Signature / LTI Sheet of Query No/Year 16051000139563/2017






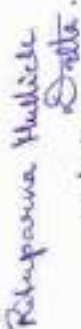



I. Signature of the Person(s) admitting the Execution at Private Residence

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr AMAL KUMAR GHOSH 192A HARISH MUKHERJEE ROAD, P.O.- KALIGHAT, P.S.- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			
2	Mr AMIYA KUMAR GHOSH 192A HARISH MUKHERJEE ROAD, P.O.- KALIGHAT, P.S.- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			 Amiya Kumar Ghosh 25.04.17
3	Mrs AVA GHOSH 115 ANANDAPALLY MAHAMAYATALA GARIA, P.O.- GARIA, P.S.- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			 Ava Ghosh 25-4-2017






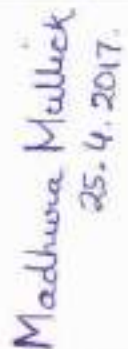


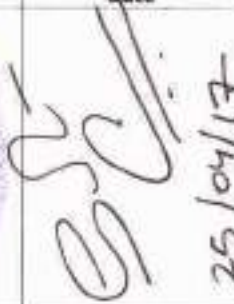
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs KANARANI SEN 44 RAMAKANTO BOSE STREET, P.O:- BAGBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003	Land Lord			<i>K.T. 29 Kanarani Sen by the Pass of Rambhadr 25.04.2017</i>
5	Mrs GEETA DEB 192A HARISH MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Land Lord			<i>Geeta Deb 25.4.17</i>
6	Mrs RATNA BOSE 3 GIRISH AVENUE BAGHBAZAR, P.O:- BAGHBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003	Land Lord			<i>Ratna Bose 25.4.17</i>

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
7	Mrs NILANJANA DE 117A B, B. CHATTERJEE ROAD, Flat No: 303, P.O:- KASBA, P.S:- Kasba, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700042	Land Lord			 25.4.17
8	Mrs RITUPARNA MALLICK DATTA GARIAHAT ROAD, SIVNATH BHAWAN., Flat No: X-4, P.O:- GOLPARK, P.S:- Lake, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700029	Land Lord			 25/4/17
9	Mr KAMALESH KUMAR MALLICK 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700019	Land Lord			 25-4-17

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
10	Mr VINAYAK MULLICK 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Land Lord			 25/4/17
11	Mr MADHURA MALLICK 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Land Lord			 25.4.2017.
12	Mr SATWIC VIVEK RUIA 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [SWASTI C HEIGHTS PVT. LTD.			 25/04/17

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr JOYJIT NATH Son of Mr NETAI NATH 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700019	Mr AMAL KUMAR GHOSH, Mr AMIYA KUMAR GHOSH, Mrs AVA GHOSH, Mrs KANARANI SEN, Mrs GEETA DEB, Mrs RATNA BOSE, Mrs NILANJANA DE, Mrs RITUPARNA MALLICK DATTA, Mr KAMALESH KUMAR MALLICK, Mr VINAYAK MULLICK, Mr MADHURA MALLICK, Mr SATWIC VIVEK RUIA	<i>Joyjit Nath,</i> 25/09/2017.

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

Major Information of the Deed

Deed No :	I-1605-02330/2017	Date of Registration	28/04/2017
Query No / Year	1605-1000139563/2017	Office where deed is registered	
Query Date	20/04/2017 12:35:53 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMAL KUMAR GHOSH 192A HARISH MUKHERJEE ROAD, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, Mobile No : 9831312355, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 4,68,28,612/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 560/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harish Mukherjee Road, , Premises No. 192A, Ward No: 73

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		7 Katha 2 Chatak 35 Sq Ft	9,00,000/-	4,45,78,612/-	Property is on Road
Grand Total :					11.8365Dec	9,00,000 /-	445,78,612 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1,00,000/-	22,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	1,00,000 /-	22,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMAL KUMAR GHOSH Son of Late DR PRADHAN GHOSH 192A HARISH MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:ADNPG2836L Status : Individual, Executed by: Self, Date of Execution: 25/04/2017 , Admitted by: Self, Date of Admission: 25/04/2017 ,Place : Pvt. Residence

Mr AMIYA KUMAR GHOSH

Son of Late DR PRADHAN GHOSH 192A HARISH MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:ADNPG2837M Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

3 Mrs AVA GHOSH

Wife of Late ASHOK KUMAR GHOSH 115 ANANDAPALLY MAHAMAYATALA GARIA, P.O:- GARIA, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:8LCPG4026Q Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

4 Mrs KANARANI SEN

Wife of Late HARIDAS SEN 44 RAMAKANTO BOSE STREET, P.O:- BAGBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:DBIPS9072L Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

5 Mrs GEETA DEB

Wife of Late ACJHINTYA KUMAR DEB 192A HARISH MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AHQPD3926M Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

6 Mrs RATNA BOSE

Wife of Late SWAPAN KUMAR BOSE 3 GIRISH AVENUE BAGHBAZAR, P.O:- BAGHBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AJFPB8834P Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

7 Mrs NILANJANA DE

Wife of Mr KISHORE SHANKAR DE 117A B. B. CHATTERJEE ROAD, Flat No: 303, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AISP0975B Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

8 Mrs RITUPARNA MALLICK DATTA

Wife of Mr SHUBHRA SHANKAR DATTA GARIAHAT ROAD, SIVNATH BHAWAN,, Flat No: X-4, P.O:- GOLPARK, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AFCPM5490F Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

9 Mr KMALESH KUMAR MALLICK

Son of Late PURNENDU PRAKASH MALLICK 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AFAPM8346L Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

10 Mr VINAYAK MULLICK

Son of Mr KMALESH KUMAR MULLICK 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ADUPM3923F Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

11 Mr MADHURA MALLICK

Wife of Mr JOYDEEP GHOSH 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AFAPM8345K Status: Individual, Executed by: Self, Date of Execution: 25/04/2017

, Admitted by: Self, Date of Admission: 25/04/2017, Place: Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWASTIC HEIGHTS PVT. LTD. (Private Limited Company) 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AABCH2817C Status :Organization

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, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BIZPR8842M Status : Representative, Representative of : SWASTIC HEIGHTS PVT. LTD. (as DIRECTOR)

Identifier Details :

Name & address	
Mr JOYJIT NATH Son of Mr NETAI NATH 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr AMAL KUMAR GHOSH, Mr AMIYA KUMAR GHOSH, Mrs AVA GHOSH, Mrs KANARANI SEN, Mrs GEETA DEB, Mrs RATNA BOSE, Mrs NILANJANA DE, Mrs RITUPARNA MALLICK DATTA, Mr KAMALESH KUMAR MALLICK, Mr VNAYAK MULLICK, Mr MADHURA MALLICK, Mr SATWIC VIVEK RUIA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AMAL KUMAR GHOSH	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
2	Mr AMIYA KUMAR GHOSH	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
3	Mrs AVA GHOSH	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
4	Mrs KANARANI SEN	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
5	Mrs GEETA DEB	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
6	Mrs RATNA BOSE	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
7	Mrs NILANJANA DE	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
8	Mrs RITUPARNA MALLICK DATTA	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
9	Mr KAMALESH KUMAR MALLICK	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
10	Mr VINAYAK MULLICK	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec
11	Mr MADHURA MALLICK	SWASTIC HEIGHTS PVT. LTD.-1.07604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr AMAL KUMAR GHOSH	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
2	Mr AMIYA KUMAR GHOSH	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
3	Mrs AVA GHOSH	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
4	Mrs KANARANI SEN	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
5	Mrs GEETA DEB	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
6	Mrs RATNA BOSE	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
7	Mrs NILANJANA DE	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
8	Mrs RITUPARNA MALLICK DATTA	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
9	Mr KAMALESH KUMAR MALLICK	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
10	Mr VINAYAK MULLICK	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft
11	Mr MADHURA MALLICK	SWASTIC HEIGHTS PVT. LTD.-272.727 Sq Ft

Endorsement For Deed Number : I - 160502330 / 2017

20-04-2017

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 4,68,23,612/-



Amitava Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 25-04-2017

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

Presented for registration at 18:00 hrs on 25-04-2017, at the Private residence by Mr SATWIC VIVEK RUIA ,

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

Execution is admitted on 25/04/2017 by 1. Mr AMAL KUMAR GHOSH, Son of Late DR PRADHAN GHOSH, 192A HARISH MUKHERJEE ROAD, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 2. Mr AMIYA KUMAR GHOSH, Son of Late DR PRADHAN GHOSH, 192A HARISH MUKHERJEE ROAD, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 3. Mrs AVA GHOSH, Wife of Late ASHOK KUMAR GHOSH, 115 ANANDAPALLY MAHAMAYATALA GARIA, P.O: GARIA, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mrs KANARANI SEN, Wife of Late HARIDAS SEN, 44 RAMAKANTO BOSE STREET, P.O: BAGBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 5. Mrs GEETA DEB, Wife of Late ACJHINTYA KUMAR DEB, 192A HARISH MUKHERJEE ROAD, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 6. Mrs RATNA BOSE, Wife of Late SWAPAN KUMAR BOSE, 3 GIRISH AVENUE BAGHBAZAR, P.O: BAGHBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 7. Mrs NILANJANA DE, Wife of Mr KISHORE SHANKAR DE, 117A B. B. CHATTERJEE ROAD, Flat No: 303, P.O: KASBA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others, 8. Mrs RITUPARNA MALLICK DATTA, Wife of Mr SHUBHRA SHANKAR DATTA, GARIAHAT ROAD, SIVNATH BHAWAN, Flat No: X-4, P.O: GOLPARK, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 9. Mr KAMALESH KUMAR MALLICK, Son of Late PURNENDU PRAKASH MALLICK, 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O: BALLYGUNGE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 10. Mr VINAYAK MULLICK, Son of Mr KAMALESH KUMAR MULLICK, 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O: BALLYGUNGE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 11. Mr MADHURA MALLICK, Mr JOYDEEP GHOSH, 36C BALLYGUNGE CIRCULAR ROAD ALAKAPURI, Flat No: 6/10, P.O: BALLYGUNGE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr JOYJIT NATH, , Son of Mr NETAI NATH, 21/2 BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

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

Execution is admitted on 25-04-2017 by Mr SATWIC VIVEK RUIA, DIRECTOR, SWASTIC HEIGHTS PVT. LTD. (Private Limited Company), 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700019

attested by Mr JOYJIT NATH, . . Son of Mr NETAI NATH, 21/2 BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Ballygunge, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019. by caste Hindu, by profession Service



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

On 28-04-2017

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 1999.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 560/- (B = Rs 539/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 560/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2017 12:00AM with Govt. Ref. No: 192017180005332642 on 22-04-2017, Amount Rs: 560/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 01124042017SST110682441 on 27-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 164741, Amount: Rs.100/-, Date of Purchase: 08/03/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2017 12:00AM with Govt. Ref. No: 192017180005332642 on 22-04-2017, Amount Rs: 75,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 01124042017SST110682441 on 27-04-2017, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 60136 to 60193

being No 160502330 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.05.02 14:07:21 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 02-05-2017 14:07:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

RECEIVED of and from the DEVELOPER

within named the within mentioned sum of

RUPEES FIFTY THOUSAND ONLY

RS.50,000/=

being the part payment of the said

CONSIDERATION AMOUNT in terms


hereof and in the manner as follows: -

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount Rs.	In favour of
21.04.2017	000097	Kotak Mahindra Bank	9,905	Amal Kr. Ghosh
21.04.2017	000098	Kotak Mahindra Bank	9,905	Amiya Kr. Ghosh
24.04.2017	000124	Kotak Mahindra Bank	8,255	Ava Ghosh
21.04.2017	000100	Kotak Mahindra Bank	5,895	Kanarani Sen
21.04.2017	000101	Kotak Mahindra Bank	5,895	Geeta Deb
21.04.2017	000102	Kotak Mahindra Bank	2,947	Dr. Ratna Bose
21.04.2017	000103	Kotak Mahindra Bank	2,947	Nilanjana De
21.04.2017	000104	Kotak Mahindra Bank	1,063	Kamlesh Kumar Mullick
21.04.2017	000105	Kotak Mahindra Bank	1,063	Rituparna Mullick Dutta
24.04.2017	000122	Kotak Mahindra Bank	1,063	Madhura Mullick
21.04.2017	000107	Kotak Mahindra Bank	1,062	Vinayak Mullick
(Rupees Fifty Thousand) Only			Rs.	50,000

WITNESSES

[Handwritten signatures of witnesses]
Heitaki Deb

- 1 Amal Kr. Ghosh
 - 2 Amiya Kumar Ghosh.
 - 3 Ava Ghosh
 - 4  d. T. 9 & Kanarani Sen
by the hand of Amiya Kr.
 - 5 Geeta Deb
 - 6 Ratna Bose
 - 7 Nilanjana De
 - 8 Rituparna Mullick Dutta.
 - 9 *[Handwritten signature]*
 - 10 Vinayak Mullick
 - 11 Madhura Mullick
- OWNERS



Signature.....

25 APR 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.