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I-2982/2020

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 885445



*Handwritten signature*



Sheetal Sharma



Rahul Sharma

THIS AGREEMENT is made on this 18<sup>th</sup> day of March Two Thousand and Twenty  
BETWEEN SHEETAL SHARMA (PAN BYWPS3710A) wife of Late Pritam Kumar  
Sharma an Indian national by faith Hindu by occupation Housewife and

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

*Handwritten signature*  
District Sub Registrar II  
Alipore, South 24 Parganas

20 MAR 2020

180213

10002 = 200/-  
50/-  
10/-  

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260/-

SANJAY KUMAR B. D.  
Advoca

May 9, Old Post Office Street  
Kolkata-700 001  
Relief  
28 MAR 2016  
SUDANJAN MUKHERJEE  
Licent of Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

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2110

For Satvic Projects Pvt. Ltd.

*Handwritten signature*  
Director

28 MAR 2016

28 MAR 2016



2111

Sheetal Sharma



2112

District Sub-Registrar-II  
Alibora, South 24 Parganas

18 MAR 2016

Zameer Khan



Nitesh Mondal, S/o - Jadar Mondal  
VII+FC - Subhagapam  
P.S. - Basuipar  
Kat-147

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

RAKESH SHARMA (PAN BAQPS7471E) son of Late Pritam Kumar Sharma an Indian national by faith Hindu by occupation Business both of No. 16, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North), Kolkata 700 020 PO A. J. C. Bose Road, PS Ballygunge hereinafter jointly referred to as the OWNERS of the **ONE PART AND SATVIC PROJECTS PRIVATE LIMITED** (PAN AAHCS4891F) a



180313

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

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260 / ?

SANJAY KUMAR BAID  
Advocate

Old Post Office  
Kolkata - 700 001  
28 MAR 2016  
SUDHANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Road  
283, K. S. Road, Kolt-1

28 MAR 2016  
28 MAR 2016



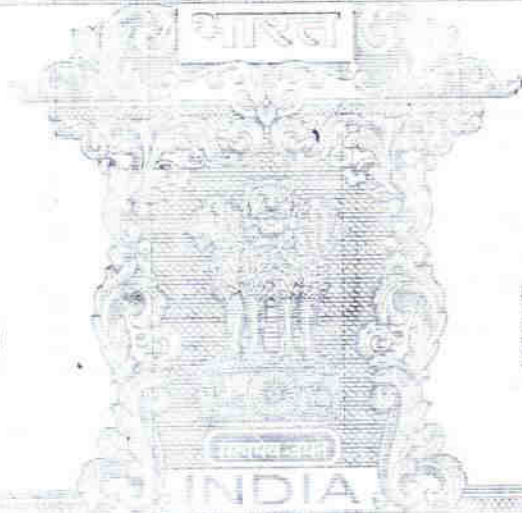
District Sub-Registrar  
Alipore, South 24 Parganas

18 MAR 2020

भारतीय गैर न्यायिक

पचास  
रुपय

₹.50



FIFTY  
RUPEES

Rs.50

INDIA

INDIA NON-JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 365258

company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata - 700 019, P.S. Gariahat, P.O. Ballygunge represented by one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia by faith Hindu by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat, PO Ballygunge, hereinafter called the DEVELOPER of the **SECOND PART**:

*85*

*Handwritten notes or signatures at the bottom of the page.*

100 2/3

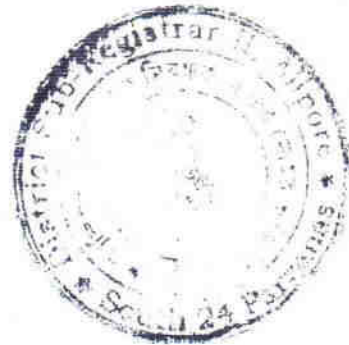
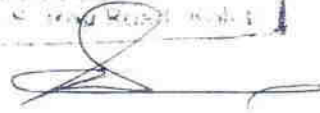
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 100 \times 2 = 200/2 \\
 \quad \quad 50/2 \\
 \quad \quad 10/2 \\
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 260/2
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SANJAY KUMAR BAID

Advocate

4, Old Post Office Street  
Kolkata - 700 001

NADA  
 No. 58/2  
 26 MAR 2016  
 SUR  
 2023, K. C.



District Sub-Registrar  
Allipore, South 24 Parganas

8 MAR 2020

भारतीय गैर न्यायिक

दस  
रुपये  
₹.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

WHEREAS:

A. By an Indenture dated 5<sup>th</sup> August 1957 and registered with the Sub Registrar, Sealdah in Book No. I, volume No. 32 in pages 233 to 238 being No. 1585 for the year 1957 Lila Mohan Singh Roy sold transferred and conveyed unto and in favour of Satyabati Debi Sharma **ALL THAT** the piece or parcel of land containing by ad-measurement an area of **10 cottahs** be the same a little more or less together with one storied brick built building and all lying situate at and/or being municipal premises No. 16, Chakraberia Road North, Calcutta (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written for the consideration and in the manner as contained and recorded therein.

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180313

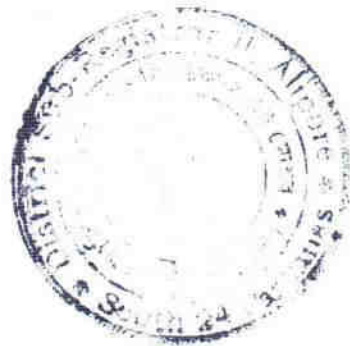
Loop 2 = 280/-  
50/-  
10/-  

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260/-

SANJAY KUMAR BAID  
Advocate  
B, Old Post Office Street  
Kolkata - 700 001  
No. 10/0  
28 MAR 2016  
SUNANJAN KUMAR BAID  
28 MAR 2016

28 MAR 2016  
28 MAR 2016



Registrar Sub-Registrar  
All India, South 24 Parganas

8 MAR 2020



- B. By an Indenture dated 28<sup>th</sup> January 1960 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 20 in pages 113 to 118 being No. 427 for the year 1960, the said Satyabati Debi Sharma with the consent and concurrence of Ramgopal Sharma transferred and conveyed unto and in favour of Satyabati Debi Sharma and Ramgopal Sharma as trustees **ALL THAT** the said Premises in the manner and upon the conditions as contained and recorded therein.
- C. The said Satyabati Debi Sharma and Ramgopal Sharma constructed a four storied building on the part or portion of the said Premises.
- D. By another Indenture dated 13<sup>th</sup> July 1973 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 158 in pages 87 to 91 being No. 4121 for the year 1973, the said Satyabati Debi Sharma and the said Ramgopal Sharma revoked the aforementioned trust created by virtue of the Indenture dated 28<sup>th</sup> January 1960 and transferred and conveyed unto and in favour of Satyabati Debi Sharma, Ajit Kumar Sharma, Ranjit Kumar Sharma, Pritam Kumar Sharma and Naresh Kumar Sharma **ALL THAT** the said Premises in the manner as contained and recorded therein.
- E. By an another Deed of Trust and Settlement dated 28<sup>th</sup> June 1993 and registered with the A. D. S. R. Alipore in Book No. I, being No. 2939 of 1993 the said Ranjit Kumar Sharma settled unto and in favour of his mother the said Satyabati Debi Sharma **ALL THAT** the said 1/5<sup>th</sup> part and/or share into or upon the said Premises and belonging to the said Ranjit Kumar Sharma with the express condition that the said 1/5<sup>th</sup> share into or upon the said Premises shall be held by the said Satyabati Debi Sharma during her lifetime and upon her death the said 1/5<sup>th</sup> share into or upon the said Premises shall vest absolutely and forever unto



and in favour of his three brothers namely Ajit Kumar Sharma, Pritam Kumar Sharma and Naresh Kumar Sharma, in the manner as contained and recorded therein.

F. By a Deed of Trust and Settlement dated 28<sup>th</sup> June 1993 and registered with the A. D. S. R. Alipore in Book No. I, being No. 2940 of 1993 the said Satyabati Debi Sharma settled unto and in her own self **ALL THAT** the said 1/5<sup>th</sup> part and/or share into or upon the said Premises and belonging to the said Satyabati Debi Sharma with the express condition that the said 1/5<sup>th</sup> share into or upon the said Premises shall be held by the said Satyabati Debi Sharma during her lifetime and upon her death the said 1/5<sup>th</sup> share into or upon the said Premises shall vest absolutely and forever unto and in favour of her three sons namely Ajit Kumar Sharma, Pritam Kumar Sharma and Naresh Kumar Sharma, in the manner as contained and recorded therein

G. The said Satyabati Debi Sharma died on 25<sup>th</sup> February 1996.

H. Pursuance to the demise of the said Satyabati Debi Sharma the said Ajit Kumar Sharma, Pritam Kumar Sharma and Naresh Kumar Sharma became entitled to the said 2/5<sup>th</sup> part and/or share into or upon the said Premises in accordance with the two Nos. Deed of Gift and Settlement both dated 28<sup>th</sup> June 1993 as hereinbefore recited.

I. By a Deed of Gift dated 06<sup>th</sup> August 2003 and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, volume No. I, in pages 01 to 14 being No. 8538 of 2005 the said Ajit Kumar Sharma transferred and bequeathed unto and in favour of Pritam Kumar Sharma and Naresh Kumar Sharma absolutely and forever **ALL THAT** the undivided 1/3<sup>rd</sup> part and/or share



into or upon the said Premises and belonging to the said Ajit Kumar Sharma in the manner as contained and recorded therein.

J. The Kolkata Municipal Corporation renamed Chakraberia Road North as Pandit Madan Mohan Malviya Sarani.

K. The said Pritam Kumar Sharma and Naresh Kumar Sharma became absolute owners in respect of undivided 50% part and/or share each into or upon the said Premises.

L. The said Pritam Kumar Sharma a Hindu died intestate on 05<sup>th</sup> June 2012 leaving behind him surviving his wife namely Sheetal Sharma, one son Rakesh Sharma and two daughters namely Shilpi Kothari and Sonal Gogia (Sharma) as his only legal heirs and/or representatives in accordance with the Hindu Succession Act.

M. By a Deed of Gift dated 29<sup>th</sup> June 2015 and registered with the District Sub - Registrar - III, Alipore, South 24 Parganas in Book No. I, volume No. 1603 - 2015 in pages 20466 to 20493 Being No. 160304312 for the year 2015 the said Sonal Gogia (Sharma) gave and bequeathed unto and in favour of her brother the said Rakesh Kumar Sharma **ALL THAT** the 1/8<sup>th</sup> part and/or share into or upon the said Premises and belonging to the said Sonal Gogia (Sharma) in the manner as contained and recorded therein.

N. By a Deed of Gift dated 17<sup>th</sup> July 2015 and registered with the District Sub - Registrar - III, Alipore, South 24 Parganas in Book No. I, volume No. 1603 - 2015 in pages 34216 to 34242 Being No. 160304779 for the year 2015 the said Shilpi Kothari gave and bequeathed unto and in favour of her brother the said Rakesh Kumar Sharma **ALL THAT** the 1/8<sup>th</sup> part and/or share into or upon the



said Premises and belonging to the said Shilpi Kothari in the manner as contained and recorded therein.

- O. Thus, the said Sheetal Sharma and Rakesh Sharma became the absolute owners in respect of undivided 50% part and/or share into or upon the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages whatsoever and/or howsoever.
- P. The Owners are desirous of causing the said Premises to be developed have agreed to appoint the Developer herein who is a reputed promoter as the exclusive Developer for undertaking the work of development of the said Premises upon the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:

**ARTICLE-I-DEFINITIONS & INTERPRETATIONS**

(Unless in these presents there is something in the subject or context inconsistent with):

- 1A.1 **ARCHITECT** shall mean and include such person or firm who may be appointed as architects of the building by the Developer.
- 1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.
- 1A.3 **OWNERS** shall mean and include both of their respective heirs, executors, administrators, legal representatives and assigns.
- 1A.4 **DEVELOPER** shall mean and include its successor or successors – in – interest, transferors, nominee/s and/or assigns.



- 1A.5 **COMMON FACILITIES/PORCTIONS** 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.6 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.
- 1A.7 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land ad-measuring about **10 cottahs** be the same little more or less together with the four storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 16, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North), Kolkata 700 020 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** nereunder written.
- 1A.8 **PLAN** shall mean the map or plan 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.9 **OWNERS' ALLOCATION** shall mean and include 16.67% of the upper floors of the said New Building together with 16.67% of the ground floor of the said New Building and open to sky parking spaces after providing for the common parts and portions together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities, details of all are morefully and particularly



mentioned and described in **PART – I** of the **SECOND SCHEDULE** hereunder written.

- 1A.10 **DEVELOPER'S ALLOCATION** shall mean and include 83.33% of the upper floors of the said New Building together with 83.33% of the ground floor of the said New Building and open to sky parking spaces after providing for the common parts and portions together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities, details of which are mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 1A.11 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/ Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owners.
- 1A.12 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4<sup>th</sup> day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1A.13 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of Property Act.

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

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



- 1B.11 The schedules shall have effect and be construed as an integral part of this agreement.
- 1B.12 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- 1B.13 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B.14 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and
- 1B.15 The term "including" shall mean "including without limitation".

### **ARTICLE –II- REPRESENTATIONS & WARRANTIES**

2. At or before the execution of this agreement the Owners have assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owners:
- a) The Owners are seized and possessed of or otherwise well and sufficiently entitled to 50% undivided share into or upon the said Premises as the absolute owners with a marketable title in respect thereof;
  - b) The said Premises is free of all encumbrances liens lispendens attachments trusts mortgages tenancies trespassers 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) Neither any 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 are 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 have not entered into any agreement for sale and/or transfer in respect of their share into or upon the said Premises;
- i) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged and in respect of any outstanding rates taxes and outgoing the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of these presents.
- j) The Owners are in vacant peaceful and khas possession of the said Premises.
- k) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- l) 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 the Owners have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.



**ARTICLE-III-PERMISSION TO CONSTRUCT**

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

**ARTICLE-IV-PLANS & OTHERS**

- 4.1 The Developer shall 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.
- 4.2 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.
- 4.3 The Developer acting on behalf of and as the Attorney of the Owners shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the said New Building on the said Premises.
- 4.4 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.

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

4.6 The Owners shall be liable to and 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.

#### **ARTICLE-V-COST OF CONSTRUCTION/COMPLETION**

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

#### **ARTICLE- VI-SPACE ALLOCATION & PAYMENTS**

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

6.2 Both the Owners and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to



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

6.3 In the event of any additional floor/s over and above the proposal of ground plus four is got sanctioned separately by the Developer the same shall also be shared in the same proportion of 16.67% by the Owners jointly and 83.33% by the Developer.

#### ARTICLE-VII- DELIVERY OF POSSESSION

7.1 The Owners have in part performance of their obligation delivered vacant peaceful and khas possession of the said Premises to the Developer.

7.2 The Developer shall pay to the Owners cost of alternate accommodation of the Owners @Rs.50,000/= per month until the said Date of Possession as hereinafter stated.

7.3 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.

7.4 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.

7.5 The Developer hereby agrees to complete the construction of the building within 30 months from the date of commencement of construction of the said New Building at the said Premises (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.

7.6 The time for completion of 30 months for completion of the said New Building as hereinabove stated shall correspondingly increase by minimum of six months in the event of additional floor being got sanctioned by the Developer in accordance with the clause No. 6.3 hereinabove stated.

7.7 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owners' Allocation is delivered and/or caused to be delivered upon completion of the same 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**). However, this shall not be applicable for the said Tenant.

7.8 Immediately after the completion of the said 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.

7.9 The Owners shall sign and execute the deed of conveyance or conveyances in favour of the nominee or nominees of the Developer at the cost of the nominee/s of the Developer.

**ARTICLE -VIII- ARCHITECTS ENGINEERS ETC**

- 8.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint 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.
- 8.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.

**ARTICLE-IX-INDEMNITY**

- 9.1 The Owners shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall always keep the Developer indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises.
- 9.2 The Developer shall be fully responsible for any deviation or un-authorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses liabilities costs or claims actions or proceedings thus arising.
- 9.3 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.
- 9.4 The Owners do hereby as and by way of negative covenants undertake to the Developer.

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-X-TAXES MAINTENANCE ETC.**

- 10.1 Both the Developer and the Owners shall equally pay all rates & 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 rates, taxes and outgoing in respect of the said Premises.
- 10.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the Owners shall be deemed to have taken possession of the Owners' Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owners' Allocation is taken or not by the Owners.
- 10.3 The Owners and the Developer shall from the Date of Possession of the Owners' Allocation maintain their respective portions at their own costs in a good and tenantable repair.
- 10.4 After the said New Building is completed and the Owners' Allocation is delivered in a habitable condition 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 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~~ share of the maintenance charges payable in respect thereof of their respective areas.



10.5 The Owners shall be liable to pay charges for electricity in or relating to the Owners' Allocation wholly and proportionately relating to common parts.

**ARTICLE-XI-OBLIGATION OF THE OWNERS**

11.1 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.

11.2 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.

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

**ARTICLE-XII- MUTUAL OBLIGATION**

12.1 The Owners and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Premises.

12.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from





enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.

12.3 The Owners and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of each others allocation in the said New Building at the said Premises.

12.4 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement in its entirety.

12.5 The respective parties i.e. both the Owners and the Developer shall be liable for payment of all outgoing towards 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-XIII-BREACH AND CONSEQUENCES**

13.1 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.

13.2 In the event of the Developer failing to complete the construction of the said New Building within 30 months (or such additional time period as hereinabove mentioned in clause 7.6 hereinabove) from the date of commencement of construction of the said New Building 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.16,000/= (Rupees Sixteen Thousand) 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 - XIV – JURISDICTION**

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

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(PREMISES)**

**ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **10 cottahs** be the same little more or less together with the building and other structures (measuring about 9000 sq. ft. more or less) standing thereon and lying situate at and/or being municipal premises No. 16, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North), Kolkata 700 020 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH: By KMC Road;

ON THE EAST: Partly by municipal premises No. 15, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North) and partly by municipal premises No. 17, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North);

ON THE WEST: Partly by Common Passage and partly by municipal premises No. 19, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North);

ON THE SOUTH: Partly by municipal premises No. 17, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North) and partly by Common Passage;

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

SA

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(ALLOCATIONS)**

**PART - I OWNERS' ALLOCATION**

1. 16.67% of the upper floors of the said New Building so as to comprise of two Nos. Flats to locate on the northwestern side and southern side, both on the fourth floor of the said New Building;
2. 16.67% of the ground floor of the said New Building and open to sky car parking area after providing for the common parts and portions;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;

**PART - II DEVELOPER'S ALLOCATION**

1. 83.33% of the upper floors of the said New Building so as to comprise of:
  - i) The entire first floor of the said New Building;
  - ii) The entire second floor of the said New Building;
  - iii) The entire third floor of the said New Building;
  - iv) The One Flat to locate on the northeastern side of the fourth floor of the said New Building
2. 83.33% of the ground floor of the said New Building and open to sky car parking area after providing for the common parts and portions;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

*84*

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(SPECIFICATIONS)**

- Structure** : Building designed on RCC foundation and frame conforming to Indian Standards and NBC;
- Internal Walls** : White cement putty over cement plastering;
- Doors** : Wooden frame & pre-laminated/veneered flush doors of Century or equivalent make & locks of Acme or equivalent make;
- Windows** : UPVC windows frame & shutters with glassed panel & grills in Bed Rooms, Anodised Aluminum frame in bathrooms & kitchen sliding door in balcony;
- Flooring** : Imported Marble in living dining, Vitrified Tiles in all other areas of the flat, Staircase finished with Kota & Granite flooring Roof with Kajaria ceramic tiles after water proofing & ground floor with Paver blocks;
- Kitchen** : Anti skid flooring work top in Granite and Ceramic Tiles upto 02 feet over counter with stainless steel sink;
- Bathroom** : Anti skid flooring, wall dados in designer (border/highlighter) ceramic tile upto door height with Kohler/Hindware or like CP fittings, concealed hot & cold water Aqua Gold Pipeline, sanitary ware of Kohler/Hindware/Parry or like;
- Electrical** : Three – Phase Concealed Copper wiring of Havells or like Make from ground floor up to each unit with adequate electrical Points for A/c & Geysers etc. in each room/toilet with modular switches of Havells make;
- Water** : Round the clock water supply through KMC supply having automated operations;
- Lift** : Otis/Schindler/Kone or equivalent 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, round the clock CCTV surveillance;
- Lobby** : Decorated facade of Lift & lobby;
- Others** : Personalised letterbox;  
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:

*Bisish Mondal*  
21/2, Ballygunge Place  
Kolkata-19.

*Chir*

TRILOK CHAND NAITA  
46, Sreejaya Key Rd.  
Kolkata - 700039

*Sheetal Sharma*

*Sheetal Sharma.*



*Rohini Sharma*

*Rohini Sharma*



**SIGNED SEALED AND DELIVERED**

by the **DEVELOPER** at Kolkata

in the presence of:

For *ESIC* Pvt. Ltd.  
Dilip Das

*Widow Manickal*  
*21/2, Ballygunge Place*  
*Kol-19.*

*[Handwritten signature]*

Left



Right



DRAFTED BY ME

*Dilip Das*

**Dilip Das**  
Advocate  
Alipore Police Court  
Kolkata- 700027  
W.B.-525/1979

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

GRN: 192019200213367131

Payment Mode: Online Payment

GRN Date: 13/03/2020 16:22:08

Bank: HDFC Bank

BRN: 1053046333

BRN Date: 13/03/2020 16:23:45

DEPOSITOR'S DETAILS

Id No.: 16020000354170/4/2020

[Query No. Query Year]

Name: Satvic Projects Pvt Ltd

Contact No.:

Mobile No.: +91 9831312355

E-mail:

Address: 21 2 Ballygunge Place Kolkata

Applicant Name: Mr S DAS

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks:

Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16020000354170/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	16020000354170/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	53
<b>Total</b>				<b>75073</b>

In Words: Rupees Seventy Five Thousand Seventy Three only



ভূমিকা

- Aadhaar is a unique identification number.
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.

**REGISTRATION - ১১৭**

- ১. অধিকাংশ ক্ষেত্রেই সঠিক।
- ২. সঠিক পরিচয় প্রমাণের ও অনন্যত্বের প্রমাণের মাধ্যমে।
- ৩. Aadhaar is valid throughout the country.
- ৪. Aadhaar will be helpful in availing Government and Non-Government services in future.

UN34614



**ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

ঠিকানা:  
 ১৬, চাকরবেরিয়া রোড  
 উত্তর, ল. র. সারানি, কলকাতা,  
 পশ্চিমবঙ্গ, ৭০০০২০

Address:  
 16, CHAKRABERIA ROAD  
 NORTH, L.R Sarani, S.O,  
 L.R Sarani, Kolkata, West  
 Bengal, 700020

**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

কার্ডপরিচয়নং আই ডি/Enrollment No.: 1040/19871/01036

১২102/2012  
 To  
 শ্রীমতী শর্মা  
 Sheetal Sharma  
 25/60/2012  
 16 CHAKRABERIA ROAD NORTH  
 L.R Sarani S.O  
 L.R Sarani, Kolkata  
 West Bengal 700020

১৯৭৫৯২  
  
 MN126346143DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :  
**5685 9666 2771**  
 আধার - সাধারণ মানুষের অধিকার



**ভারত সরকার**  
**GOVERNMENT OF INDIA**



শ্রীমতী শর্মা  
 Sheetal Sharma  
 পিতা : কিরণ শর্মা  
 Father : KIRISHAN LAL SHARMA  
 জন্ম সাল / Year of Birth : 1957  
 লিঙ্গ / Gender



**5685 9666 2771**

আধার - সাধারণ মানুষের অধিকার



16, Bost. Rd, 1047,  
Kolkata 700020



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHEETAL SHARMA  
KRISHAN LAL SHARMA  
14/11/1957

Permanent Account Number

BYWPS3710A

Sheetal Sharma  
Signature



Sheetal Sharma

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।  
आयकर पैन सेवा यूनिट, UTISI  
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,  
नवी मुंबई-400 614



ভারতীয় নিশ্চিত পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19871/01037

To  
১) নাকেশ শর্মা  
২) Rakesh Sharma  
৩) 16 CHAKRABERIA ROAD NORTH  
L.R Sarani S.O  
L. Sarani, Kolkata  
West Bengal 700020



MN156763369DF



আপনার আইডি নং/Your Aadhaar No.:

**4659 6831 7403**

স্বাক্ষরণ - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



স্বাক্ষরণ  
Rakesh Sharma  
Post : 16th Floor North  
Kolkata CHAKRABERIA ROAD NORTH  
L.R Sarani S.O, Kolkata  
West Bengal 700020

4659 6831 7403



স্বাক্ষরণ মানুষের অধিকার



তথ্য

- আইডি পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথবা ফিজিক্যাল মাধ্যমে প্রাপ্ত করা যাবে।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আইডি নং প্রমাণ প্রমাণ।
- আইডি প্রমাণের প্রমাণ নাগরিকত্বের প্রমাণ নয়।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় নিশ্চিত পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

স্বাক্ষরণ  
১৬, চাক্রাবেরিয়া রোড  
নর্থ, ল.র. সারানি, কলকাতা  
৭০০০২০

Address:  
16, CHAKRABERIA ROAD  
NORTH, L.R Sarani S.O,  
L. Sarani, Kolkata West  
Bengal, 700020



স্বাক্ষরণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAKESH SHARMA  
PRITAM KUMAR SHARMA  
05/03/1984  
Permanent Account Number  
BAQPS7471E

106  
KOLKATA



*Rakesh Sharma*  
Signature

*Rakesh Sharma*

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

यदि कार्ड खो/मिलने पर कृपया सूचित करें/सीटायु :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614

भारत सरकार  
GOVERNMENT OF INDIA

भारतीय विधि प्रमाण

State of West Bengal

Registration No: 15/07/1994

Sex: MALE

3759 4046 5326



THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Development Agent Purpos.

Re:- 16 Pandit Madam Mahim Mahiya Swami

আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

21/2, বালিগঞ্জ হোস বালিগঞ্জ,  
কলকাতা,  
পশ্চিম বঙ্গ - 700019

Address

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



1947  
1000 144 1447

1947  
1000 144 1447

P.O. Box No. 1947,  
Bengaluru-560 001

व्यायकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SATVIC PROJECTS PRIVATE LIMITED

12/05/1995  
Permanent Account Number

AAHCS4891P

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF

KYC OF ~~Dr. Lakshmi Prasad~~ ~~Prasad~~ Pwpu.  
Pr:- 16 Pendli Madan Hakim Malviya Surin

21122005

यस कार्ड को खोले / घाले पर कुन्या सुचित करे / लोटाए :  
व्यायकर सेव सेवा इकाई, एन एस सी एल  
कमला मिल, हाईमेल टोवर, कमला मिल कम्पाउंड,  
स. बी. मार्ग, लोअर पारेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL,  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2495 4650, Fax: 91-22-2495 0664,  
e-mail: [taxinfo@nsdl.co.in](mailto:taxinfo@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT  
SATWIC V RUIA



भारत सरकार  
GOVT. OF INDIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

  
Signature



09/08/2012

Development Agent Purpis.  
Pte:- 16. Pandit Madhon Mahim Malariya Suran

इस कार्ड को खोने / पाये वर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
सीसरो नंजीव, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुणे - 411 045

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

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







Government of West Bengal



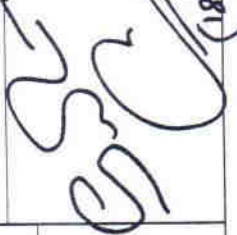



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16020000354170/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SHEETAL SHARMA 16 PANDIT MADAN MOHAN MALVIYA SARANI, P.O:- A J C BOSE ROAD, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Land Lord			Sheetal Sharma 18.3.20
2	RAKESH SHARMA 16 PANDIT MADAN MOHAN MALVIYA SARANI, P.O:- A J C BOSE ROAD, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Land Lord			Rakesh Sharma 18/03/20

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
3	Mr SATWIC VIVEK RUIA 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [SATVIC PROJECT S PRIVATE LIMITED]			 (18/03/2020)
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SISIR MONDAL Son of Mr JADAV MONDAL SUBASHGRAM, P.O:- BARUIPUR, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700147	SHEETAL SHARMA, RAKESH SHARMA, Mr SATWIC VIVEK RUIA			 18.03.2020

(Samar Kumar Pramanick)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. - I  
I SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



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



নির্বাচকের নাম : সিনিয়া মন্ডল

Elector's Name : Siniya Mondal

পিতার নাম : বাবুল মন্ডল

Father's Name : Babul Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : 05/08/1988

JTK3837937

ঠিকানা:  
পেটুয়া মন্ডল শাড়া ও কাইদাসপাড়া মল্লিকপুর বারই পুর  
বর্ডিন 24 পরগণা 700147

Address:  
Petua Mondal Para-O Ruidaspara  
Mallikpur Barui Pur South, 24 Parganas  
700147

Date: 12/09/2007  
104-বারইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Elector  
Registration Officer for  
104-Barui Pur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিরিই নাম  
ভোলা ও এওই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত ফর্মে এই পরিবর্তনের নথ্যটি উল্লিখিত  
In case of change in address mention this Card No  
in the relevant form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

## Major Information of the Deed

Deed No :	I-1602-02982/2020	Date of Registration	20/03/2020
Query No / Year	1602-0000354170/2020	Office where deed is registered	
Query Date	25/02/2020 6:09:21 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 7980218169, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 8,75,51,994/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pandit Madan Mohan Malabya Sarani, , Premises No: 16, , Ward No: 069 Pin Code : 700020

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/-	8,08,01,994/-	Property is on Road
<b>Grand Total :</b>				<b>16.5Dec</b>	<b>1 /-</b>	<b>808,01,994 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9000 Sq Ft.	1/-	67,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 4500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 4500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>9000 sq ft</b>	<b>1 /-</b>	<b>67,50,000 /-</b>	

**Lord Details :**

No	Name,Address,Photo,Finger print and Signature
1	<p><b>SHEETAL SHARMA</b>  Wife of Late PROTAM KUMAR SHARMA 16 PANDIT MADAN MOHAN MALVIYA SARANI, P.O:- A J C BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BYWPS3710A, Aadhaar No: 56xxxxxxx2771, Status :Individual, Executed by: Self, Date of Execution: 18/03/2020  , Admitted by: Self, Date of Admission: 18/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/03/2020  , Admitted by: Self, Date of Admission: 18/03/2020 ,Place : Pvt. Residence</p>
2	<p><b>RAKESH SHARMA</b>  Son of Late PRITAM KUMAR SHARMA 16 PANDIT MADAN MOHAN MALVIYA SARANI, P.O:- A J C BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAQPS7471E, Aadhaar No: 46xxxxxxx7403, Status :Individual, Executed by: Self, Date of Execution: 18/03/2020  , Admitted by: Self, Date of Admission: 18/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/03/2020  , Admitted by: Self, Date of Admission: 18/03/2020 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SATVIC PROJECTS PRIVATE LIMITED</b>  21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAHCS4891F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SATWIC VIVEK RUIA (Presentant )</b>  Son of Mr VIVEK RUIA 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BIZPR8842M, Aadhaar No: 37xxxxxxx5326 Status : Representative,  Representative of : SATVIC PROJECTS PRIVATE LIMITED (as DIRECTOR)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr SISIR MONDAL</b>  Son of Mr JADAV MONDAL  SUBASHGRAM, P.O:- BARUIPUR, P.S:-  Sonarpur, District:-South 24-Parganas,  West Bengal, India, PIN - 700147</p>			

Identifier Of SHEETAL SHARMA, RAKESH SHARMA, Mr SATWIC VIVEK RUIA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
	SHEETAL SHARMA	SATVIC PROJECTS PRIVATE LIMITED-8.25 Dec
2	RAKESH SHARMA	SATVIC PROJECTS PRIVATE LIMITED-8.25 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	SHEETAL SHARMA	SATVIC PROJECTS PRIVATE LIMITED-4500.00000000 Sq Ft
2	RAKESH SHARMA	SATVIC PROJECTS PRIVATE LIMITED-4500.00000000 Sq Ft

02-03-2020

**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 8,75,51,994/-

*Samar Kumar Pramanick*

**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 18-03-2020**

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

Presented for registration at 17:00 hrs on 18-03-2020, at the Private residence by Mr SATWIC VIVEK RUIA, .

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

Execution is admitted on 18/03/2020 by 1. SHEETAL SHARMA, Wife of Late PROTAM KUMAR SHARMA, 16 PANDIT MADAN MOHAN MALVIYA SARANI, P.O: A J C BOSE ROAD, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife, 2. RAKESH SHARMA, Son of Late PRITAM KUMAR SHARMA, 16 PANDIT MADAN MOHAN MALVIYA SARANI, P.O: A J C BOSE ROAD, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business  
Indetified by Mr SISIR MONDAL, . , Son of Mr JADAV MONDAL, SUBASHGRAM, P.O: BARUIPUR, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

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

Execution is admitted on 18-03-2020 by Mr SATWIC VIVEK RUIA, DIRECTOR, SATVIC PROJECTS PRIVATE LIMITED (Sole Proprietoship), 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr SISIR MONDAL, . , Son of Mr JADAV MONDAL, SUBASHGRAM, P.O: BARUIPUR, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

*Samar Kumar Pramanick*

**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 19-03-2020**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2020 4:23PM with Govt. Ref. No: 192019200213367131 on 13-03-2020, Amount Rs: 53/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1053046333 on 13-03-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by online = Rs 75,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2020 4:23PM with Govt. Ref. No: 192019200213367131 on 13-03-2020, Amount Rs: 75,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1053046333 on 13-03-2020, Head of Account 0030-02-103-003-02

*S. Kumar*

**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 20-03-2020**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 180313, Amount: Rs.100/-, Date of Purchase: 28/03/2018, Vendor name: S Mukherjee

*S. Kumar*

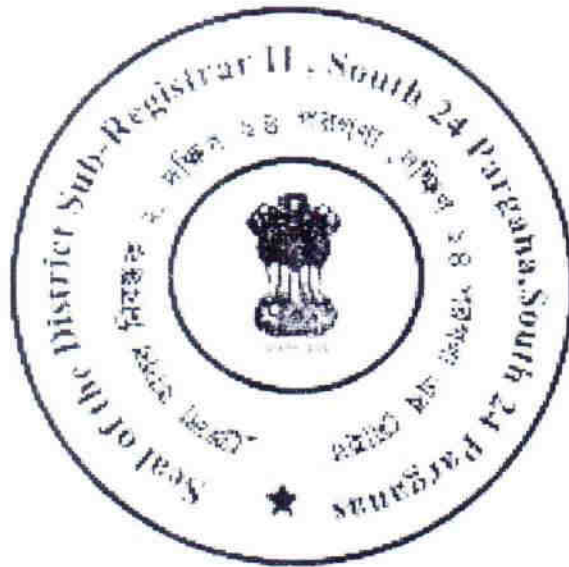
**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 117497 to 117544

being No 160202982 for the year 2020.



Digitally signed by SAMAR KUMAR PRAMANICK  
Date: 2020.06.02 15:46:57 +05:30  
Reason: Digital Signing of Deed.

*Sa*

(Samar Kumar Pramanick) 2020/06/02 03:46:57 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)