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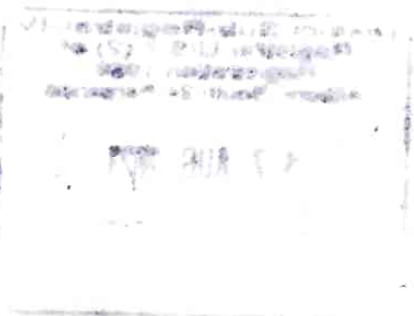
Certified that the document is submitted for registration. The signature stamp and the endorsement stamp attached with the document are the part of this document.

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Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023

**THIS AGREEMENT** is made this 17<sup>th</sup> day of August Two Thousand and Twenty Three  
**BETWEEN** (i) **PARTHA BHATTACHARYA** (PAN ACWPB3947M & Aadhaar 5904 1121 9276) son of Late Shaktipada Bhattacharya an Indian national, by faith Hindu by occupation retired presently residing at No. 353, Jodhpur Park, Flat 4B, Kolkata 700

6-55 PM  
17/8/23



Signature

184507

Subhasis Dasgupta  
Advocate  
Alipore Judge Court

VERG  
ADD  
- 2 FEB 2023  
GURANJAN MUKHERJEE  
LAWYER  
C.C.C. UNIT  
B.B.R. & K. Road, B-11

2 FEB 2023  
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8531

*[Signature]*



8531

For Satvic Projects Pvt. Ltd.

*[Signature]*  
||॥ Director



8534

Partha Chatterjee



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Bishwanup Chakrabarti



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Sanjay Chatterjee



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Krishna Singh



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*[Signature]*  
**SISIR MONDAL**  
Petua Mondal Para,  
O Ruidaspara, Petua,  
Baruipur, 24 PGS (S)  
Kolkata-700147



068 PO Jodhpur Park & PS Lake, (ii) **BISHWARUP CHAKRABARTI** (PAN AGTPC2960N & Aadhaar No. 6761 0008 8727) son of Mr. Mihir Kumar Chakrabarti and grandson of Late Santosh Kumar Chakrabarti, an Indian national, by faith Hindu, by occupation lawyer, having his permanent residential address at 365 (1/365A), Jodhpur Park, Kolkata 700 068, PO Jodhpur Park & PS Lake and presently residing at Flat No. 402, 4<sup>th</sup> Floor, Horizon Building, 5<sup>th</sup> Road, Plot No. 285, Chembur East, Mumbai 400 071 PO Chembur, PS Chembur, (iii) **SAMIR KUMAR CHAKRABORTY** (PAN AKNPC2382E & Aadhaar 5805 8032 5864) son of Late Santosh Kumar Chakrabarti an Indian national, by faith Hindu by occupation professional presently residing at No. 1/365A, Gariahat Road, Kolkata 700 068 PO Jodhpur Park & PS Lake, and (iv) **KRISHNA SINGH** (PAN AKTPS2584A & Aadhaar 6651 5564 7982) wife of Kanwar Ranjit Singh an Indian national, by faith Hindu by occupation housewife presently residing at No. 1/374, Gariahat Road, Kolkata 700 068, PO Jodhpur Park & PS Lake hereinafter collectively referred to as the **OWNERS** of the **ONE PART AND SATVIC PROJECTS PRIVATE LIMITED** (PAN AAHCS4891F) a company within the meaning of the Companies Act, 2013 and presently having its registered office situated at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat herein represented by one of its directors, **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Late Shro Kumar Ruia an Indian National, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge hereinafter called the **DEVELOPER** of the **OTHER PART**:

**WHEREAS:**

- A. Santosh Kumar Chakrabarti was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 05 cottahs 03 chittacks and 08 sq. ft. be the same a little





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more or less lying situate at and/or being plot No. 365 in the Tollygunge Scheme named as 1, Gariahat Road Calcutta (hereinafter referred to as the said **LAND**).

- B. By an Indenture of Sale dated 11<sup>th</sup> September 1961 and registered with the Sub – Registrar, Alipore Sadar in Book No. I, volume No. 125 pages 201 to 214 being No. 7449 for the year 1961 the said Santosh Kumar Chakrabarti sold transferred and conveyed unto and in favour of Sakti Pada Bhattacharjee and Kamala Bhattacharjee out of the said Land **ALL THAT** the piece or parcel of land measuring about 02 cottahs and 08 chittacks be the same a little more or less being the rear northern portion of the said Land including a strip of four feet passage from municipal road which was subsequently numbered as municipal premises No. 1/365B, Gariahat Road (hereinafter referred to as the said **1/365B, GARIAHAT ROAD**) for the consideration and in the manner as contained and recorded therein.
- C. The said Santosh Kumar Chakrabarti in the year 1962 constructed a three storied building at the remaining part or portion of the said Land located on the front side thereof and measuring about 02 cottahs 11 chittacks and 08 sq. ft. be the same a little more or less which was subsequently numbered as municipal premises No. 1/365A, Gariahat Road (hereinafter referred to as the said **1/365A, GARIAHAT ROAD**).
- D. The said Sakti Pada Bhattacharjee and Kamala Bhattacharjee jointly constructed a partly two and partly three storied building in the year 1962 into or upon the land comprised in the said 1/365B, Gariahat Road.
- E. By the deed of settlement dated 05<sup>th</sup> May 1990 and registered with the Registrar of Assurances Calcutta in Book No. I, volume No. \_\_\_\_\_ in pages \_\_\_\_\_ to \_\_\_\_\_ being No. 6225 for the year 1990 the said Santosh Kumar Chakrabarti settled for the benefit of his two sons namely Mihir Kumar Chakrabarti and Samir Kumar Chakraborty **ALL THAT** the said 1/365A, Gariahat Road whereby the entire first floor and the western demarcated part of the ground floor of the existing building shall belong to Samir Kumar Chakraborty



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and the entire second floor and the eastern demarcated part of the ground floor of the existing building shall belong to Mihir Kumar Chakrabarti in the manner and upon the terms as contained and recorded therein.

- F. The said deed of settlement dated 05<sup>th</sup> May 1990 inter-alia recorded that upon the death of the said Santosh Kumar Chakrabarti the respective entitlements of the said Mihir Kumar Chakrabarti and Samir Kumar Chakraborty into or upon the said 1/365A Gariahat Road shall vest absolutely and forever upon the said Mihir Kumar Chakrabarti and Samir Kumar Chakraborty as absolute owners thereof.
- G. The said Santosh Kumar Chakrabarti died on 23<sup>rd</sup> July 1994 and as such the said Mihir Kumar Chakrabarti and Samir Kumar Chakraborty became the owners of the said 1/365A Gariahat Road in the manner as stated in the said deed of settlement dated 05<sup>th</sup> May 1990.
- H. The said Sakti Pada Bhattacharjee died intestate on 19<sup>th</sup> June 1999 leaving behind him surviving his wife namely Kamala Bhattacharjee and one son namely Partha Bhattacharya as his only legal heirs and/or representatives.
- I. The said Kamala Bhattacharya died intestate on 25<sup>th</sup> August 2000 leaving behind her surviving her only son namely Partha Bhattacharya as her only legal heir and/or representative, being one of the Owners herein.
- J. In view of the aforesaid and by virtue of his inheritance as aforesaid, the name of Partha Bhattacharya has been duly mutated in the records of the Kolkata Municipal Corporation on 13<sup>th</sup> August 2018 and the said Partha Bhattacharya has the right, title, interest and full ownership as well as occupation of the existing residential building constructed over the said plot being said 1/365B, Gariahat Road admeasuring 02 cottahs and 08 chittacks.
- K. By the Indenture dated 27<sup>th</sup> March 2001 and registered with the ADSR Alipore in Book No. I, volume No. 153 in pages 349 to 364 being No. 4442 for the year 2001 the said Samir Kumar Chakraborty sold transferred and conveyed unto and in favour of Harbans Kaur





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Singh and Krishna Singh **ALL THAT** the demarcated western portion of the ground floor and measuring about 673.18 sq. ft. covered area that belongs exclusively to the said Samir Kumar Chakraborty in the said 1/365A Gariahat Road together with undivided proportionate impartible share or interest in the land comprised in the said 1/365A Gariahat Road (hereinafter referred to as the said **OLD FLAT**) for the consideration and in the manner as contained and recorded therein.

- L. The said Old Flat has been separately assessed by the Kolkata Municipal Corporation bearing Assessee No. 21 093 0454370 in the name of the said Harbans Kaur Singh and Krishna Singh. The said 1/365A Gariahat Road is assessed as assessee No. 21 093 0404809 and the said 1/365B Gariahat Road is assessed as assessee No. 21 093 0404810.
- M. By and under a gift deed dated 14<sup>th</sup> August 2023 and registered with the District Sub Registrar – IV, Alipore, South 24 Parganas, in Book No. I, volume No. 1604-2023 being No. 160410038 for the year 2023, the said Mihir Kumar Chakrabarti, out of love and affection, gifted the entirety of his share in the said 1/365A, Gariahat Road to his son and his sole legal heir Bishwarup Chakrabarti.
- N. Since the buildings at the said 1/365A Gariahat Road and the said 1/365B Gariahat Road are inadequate and inconvenient in present era, the said Partha Bhattacharya, Bishwarup Chakrabarti, Samir Kumar Chakraborty, Harbans Kaur Singh and Krishna Singh have negotiated with the Developer for development of the entire land ad-measuring 05 cottahs 03 chittacks and 08 sq. ft. be the same a little more or less lying situate at and/or being municipal premises Nos. 1/365A, Gariahat Road and 1/365B, Gariahat Road, Kolkata 700 068 (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- O. Thus, the said Partha Bhattacharya, Bishwarup Chakrabarti, Samir Kumar Chakraborty, Harbans Kaur Singh and Krishna Singh are collectively the absolute owners of the said





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Premises each having a distinct and demarcated share therein free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, pledge, debuttar, collateral, guarantee whatsoever and/or howsoever.

P. The entire ground floor of the three storied building at said 1/365A, Gariahat Road was under the tenancy of Oriental Bobbin Industries – Proprietor – K. C. Singh at a monthly rent of Rs.1,000/= per month, and the tenancy right has since ceased and the Owner No. (iv) namely Krishna Singh is in possession of the entire ground floor.

Q. The Owners have accordingly agreed to appoint the Developer to develop the said Premises in the manner and on terms and conditions as more particularly set out hereunder.

R. The other terms and conditions as agreed upon by and between the parties hereto are recorded hereinafter.

**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 **MR. ANJAN UKIL** of No. P-523, Raja Basanta Roy Road, Kolkata 700 029 or 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, erected and completed at the said Premises in accordance with the said Plan.
- 1A.3 **OWNERS** shall mean and include the owners above named and include their respective heirs, executors, administrators, legal representatives and assigns;
- 1A.4 **DEVELOPER** shall mean and include the said **SATVIC PROJECTS PRIVATE LIMITED** and its successor or successors – in – interest.







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- 1A.5 **COMMON FACILITIES/PORTIONS** shall include paths, passages, stairways, elevator, water courses, drains, sewers, terrace, ultimate roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building to be enjoyed in common by all occupants of the New Building.
- 1A.6 **COMMENCEMENT DATE** shall have the same meaning as provided in Clause 4.11 of this Agreement.
- 1A.7 **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.8 **CARPET AREA** shall mean the space in the said New Building available for the exclusive and independent use and occupation of the Owners or the Developer exclusively, over and above the space demarcated for Common Facilities and services in the New Building
- 1A.9 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 05 cottahs 03 chittacks and 08 sq. ft. be the same a little more or less together with the two Nos. buildings and other structure standing thereon and all lying situate at and/or being municipal premises Nos. 1/365A, Gariahat Road and 1/365B, Gariahat Road, Kolkata 700 068 PO Jodhpur Park & PS Lake in ward No. 93 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.10 **PLAN** shall mean the map or plan to be got sanctioned by the Developer in accordance with the prevailing rules of the Kolkata Municipal Corporation from the Kolkata Municipal Corporation for construction and/or completion of the said New Building on the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the Parties and duly sanctioned by the authorities





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concerned and shall also include all working drawings to be got prepared by the Developer.

- 1A.11 **OWNERS' ALLOCATION** shall mean 50% of the second floor, 50% of the third floor, the entire fourth floor of the said New Building having a collective minimum built up area of 3600 square feet and also the flat measuring about 375 sq. ft. on the north-eastern side of the first floor of the said New Building and space measuring about 120 sq. ft. built up on the ground floor of the said New Building together with designated space for parking four Nos. cars in the covered area 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 facilities and portions details of all are morefully and particularly mentioned and described in **PART – I** of the **SECOND SCHEDULE** hereunder written.
- 1A.12 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the second floor, 50% of the third floor of the said New Building and the flats in aggregate ad-measuring about 1497 sq. ft. built up on the first floor of the said New Building together with all remaining areas of the ground floor after providing the designated car park for the Owners as hereinbefore mentioned together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the Common Facilities and portions details of all are morefully and particularly mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 1A.13 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer including but not limited to fire, epidemic, pandemic, lockdown, riots, civil disturbances, shutdown, insurgency, enemy action, war declared or undeclared, permanent interruption in the supply of utilities serving the project in connection with the work, orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities or any act of negligence and/or willful omissions and/or commissions and/or misrepresentation by the Owners.





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1A.14 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other by email and also by speed post on the email id and address as more particularly mentioned in Article XVI below and shall be deemed to have been served in case of an email, on the same date of the email and in case by speed post 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 address of the parties hereto as mentioned in Article XVI or such other address as the Party may intimate in advance.

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, 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.







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- 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.

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

2. At or before the execution of this Agreement the Owners have, only to the extent of their respective shares and ownership rights in the said Premises, assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this Agreement completely based upon the representations made by the Owners:
- a) To the extent of their respective shares and entitlements in the said Premises as more particularly provided in the Recitals hereinabove, the Owners are seized and possessed





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of or otherwise well and sufficiently entitled to the said Premises as the absolute Owners thereof with a marketable title in respect thereof;

- b) To the extent of their respective shares and entitlements in the said Premises as more particularly provided in the Recitals hereinabove, the said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, suits, cases, trespass, occupiers whatsoever and/or howsoever;
- c) Subject to Clause 4.10, no other suits or legal proceedings or prohibitory orders are pending and/or subsisting in respect of the title of the Owners and/or anything relating to and/or in respect of the said Premises and every part thereof;
- d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations;
- e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises;
- f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof;
- g) Except as disclosed in Recital Q, there is no occupier/trespasser and/or tenant at the said Premises and the entirety of the said Premises is in vacant peaceful and khas possession of the Owners herein exclusively;
- h) The freehold interest and/or ownership interest of the Owners into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owners by way of security or additional security and/or otherwise in favour of any Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owners for any purpose whatsoever or howsoever;
- i) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises nor has any valid and/or subsisting agreement for development in respect of the said Premises or any part thereof;





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- j) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owners and in respect of any outstanding rates taxes and outgoing the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses upto the date of delivery of possession of the said Premises;
- k) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- l) There is no bar legal or otherwise in the Owners signing this agreement and the Owners are competent to enter into this Agreement and to carry out their obligations, as mentioned herein;
- m) The Owners are resident Indian nationals and all and each one of them have ordinarily resided in India for more than 182 days in the previous three financial years as per the Income Tax Act;
- n) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owners have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

It is clarified that the representations being given by the Owners are to the extent of their respective shares and ownership rights in the said Premises. The Owners are not making any representations or providing any indemnifications in respect of the shares and/or rights of the other Owners.

### **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.





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**ARTICLE-IV-PLANS & OTHERS**

- 4.1 The Owners shall amongst themselves cause to execute the necessary deeds that maybe necessary or be required for causing the three separately assessed properties that comprise the said Premises to amalgamate/merge under one common assessee number.
- 4.2 The Developer shall within 06 months from the date of execution of this agreement cause to have, wherever required, the names of the existing Owners to be mutated in the records of the Kolkata Municipal Corporation and thereafter cause to have the three separate assessee numbers to be amalgamated/merged as one single assessee number and also one single holding No. in the records of the Kolkata Municipal Corporation and re-assessment done including UAA in the records in the Kolkata Municipal Corporation within 06 (six) months from the application being made.
- 4.3 The Developer shall at its own costs cause sanction of the New Plan from 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 provided that the area, location, layout and the floor of the Owners allocation is not affected or changed or reduced, in which case the prior written permission of the Owners will be required.
- 4.4 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.
- 4.5 The Developer acting on behalf of the Owners as their Attorney shall from time to time submit all further plans and/or applications and other documents and papers on the advice of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions,






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permissions and/or authorities as shall be necessary for the construction of the said New Building on the said Premises.

- 4.6 The Developer shall submit in the name of the Owners all applications, plans and other papers and documents for the purposes as mentioned herein. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the New Building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the said New Building shall also be borne and paid by the Developer exclusively and the Owners shall not be required to contribute any amount in this regard.
- 4.7 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. Further, the area, location, layout and the floor of the Owners allocation in NEW BUILDING shall not be affected or changed or reduced by the Developer except with the prior written permission of the Owners.
- 4.8 The Owners shall be liable to and agree to pay all charges for providing any additional work in or relating to the Owners' Allocation at the request of the Owners and for providing any additional facility or utility for the Owners' Allocation or any part thereof.
- 4.9 The Developer shall obtain sanction of the building plan from the Kolkata Municipal Corporation within 06 (six) months from the date of receipt of the municipal assessment copy from the Kolkata Municipal Corporation after amalgamation/merger of all three assessee numbers into one single assessee number having one single tax bill and also the two sperate holding numbers as one single holding number in the records of the Kolkata Municipal Corporation.
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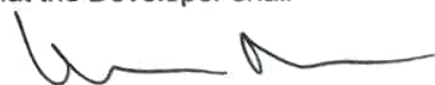
- 4.10 The parties hereto shall file and submit all necessary papers, petitions, documents that maybe necessary or be required so as to dispose off or withdraw all suits and proceedings that may have been filed inter se or in respect of the tenancy which is any case is surrendered and the one in respect of pre-emption rights.
- 4.11 Upon receipt of sanction of plans, the Developer shall immediately intimate the same to the Owners. The construction of the said New Building shall be commenced by the Developer within 90 days from the date of receipt of the vacant, peaceful and khas 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) herein referred to as the **Commencement Date** and which shall not be later than 15 months from the date of execution of this Agreement.

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

- 5.1 The entire cost of completion and/or 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**

- 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. However, the Developers right to deal with, sell, transfer, grant leases and/or in any way dispose of the Developers Allocation shall be subject to Clause 7.6 below. It is however agreed and understood that the Developer shall





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not be entitled to mortgage or create any charge on the Premises or any part thereof. Further, the Developer shall not be entitled to mortgage or create any charge on the Developers Allocation till the Owners Allocation has been handed over to the Owners as per the provisions of this Agreement, subject however this shall not bar and/or prevent any of the intending buyers of any of the flats/unit and/or any other areas of the Developer's Allocation from taking loan for purchase and/or acquisition of the flats/units by such intending buyer.

- 6.3 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over and above initial sanction the same shall be shared in the ratio of **50:50** between the Owners Nos. i), ii) & iii) namely Partha Bhattacharya, Bishwarup Chakrabarti and Samir Kumar Chakraborty and the Developer i.e. Partha Bhattacharya, Bishwarup Chakrabarti and Samir Kumar Chakraborty shall collectively be entitled to 50% and the same shall be divided amongst the said Partha Bhattacharya, Bishwarup Chakrabarti and Samir Kumar Chakraborty in the ratio of 40:30:30 and the Developer herein shall be entitled to 50%. In the event of the additional floor being sanctioned then in that event the corresponding time period for construction and completion in terms hereof shall stand extended by 09 (nine) months over and above the time period as mentioned hereinafter.

#### **ARTICLE-VII DELIVERY OF POSSESSION**

- 7.1 Within 15 days after the Developer has obtained the sanction of the plan from the Kolkata Municipal Corporation and notified the same to the Owners, the Owners shall vacate and shift to the alternate accommodation as hereinafter mentioned and deliver possession of the said Premises in its entirety to the Developer so as to enable the Developer to proceed with the development of the said Premises in terms hereof.
- 7.2 The Developer shall and on from the Commencement Date (as defined in Clause 4.11 above) and up till the Date of Possession (as defined in Clause 7.6 below) reimburse monthly compensation for two Flats of 03 (three) rooms each, i.e. one each for the alternate accommodation of Mr. Bishwarup Chakrabarti and Mr. Samir Kumar Chakraborty.





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- 7.3 The Developer shall after sanction of the New Plan at its own cost and expense cause the existing buildings and other structures lying and standing at the said Premises to be demolished within 03 (three) months and the Developer shall be entitled to appropriate the net proceeds of the salvage and the Owners shall have no claim thereupon and the Developer shall immediately commence construction of the said New Building at the said Premises.
- 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 said New Building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said New Building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owners' Allocation and provide the copy thereof to the Owners.
- 7.5 The Developer hereby agrees to complete the construction of the building within 30 (thirty) months from the Commencement Date (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owners' Allocation. Time in this regard is the essence of this agreement.
- 7.6 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 as aforesaid. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owners fail and/or neglect to take possession of the Owners' Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**). Time is of the essence.





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7.7 Immediately after the completion of the said New Building and issue of notice to take possession of the Owners' Allocation the Owners shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation at the cost of the Developer or its nominee/s.

7.8 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 -VIII- ARCHITECTS, ENGINEERS, ETC**

8.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint the Architect for the said building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the New Building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final conclusive and binding on the parties.

8.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.

#### **ARTICLE-IX-INDEMNITY**

9.1 The Owners shall solely be responsible for due discharge of any liability occurring due to any act of willful omission and/or commission on the part of such 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. The indemnity of each of the Owner is restricted to their respective action/ inaction or any claims on their respective title. An Owner shall not be held liable for any action/ inaction or any lack of title of any other Owner.





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9.2 The Developer shall be fully responsible for the development of the Premises and/or any deviation or un-authorised construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses liabilities costs or third-party claims actions or proceedings thus arising. Further, the Developer shall be liable for all claims made by any third-party buyers or prospective purchasers of the Developers Allocation and the Developer shall keep the Owners indemnified in respect of the same.

9.3 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, or any part thereof without the consent in writing of the Developer, save and except the Owners' Allocation in the said New Building as herein mentioned.
- b. Not to induct any person as a tenant or otherwise into or upon the said Premises save and except the Owners' Allocation in the said New Building as herein mentioned

**ARTICLE X: TAXES MAINTENANCE ETC**

10.1 The Developer shall pay all rates & taxes on and from the date of commencement of the construction of the said New Building 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



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

10.4 After the said New Building is completed and the Owners' Allocation is delivered the Developer and the Developer shall form an association of the Owners/ occupants of the various flats in the said New Building with such rules and regulations as the Developer shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.

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

10.6 The Owners shall be liable to pay charges for electricity in or relating to the Owners' Allocation wholly and proportionately relating to common parts, from the date of taking possession of the Owners' Allocation.

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

11.1 The Owners shall be liable for payment of all amounts towards GST, and/or any other taxes, levies, outgoing whatsoever that may be imposed by any authority and/or government, Central, State, Local in respect of the Owners' Allocation only.

11.2 The Owners shall grant a registered Power of Attorney in favour of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and





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authorising the Developer to represent the Owners before the Kolkata Municipal Corporation, KMDA, KIT, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists and till disposal of the entire Developer's Allocation that the Developer is and/or may hereafter be entitled to. The Owners shall not be liable for any unlawful acts or any contraventions committed by the Developer under the said Power of Attorney and the Developer shall indemnify the Owners to that extent.

- 11.3 The Owners shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the building.
- 11.4 The Owners shall grant a registered Power of Attorney in favour of the Developer so as to enable its authorized signatories to sign execute and register all deeds of conveyances in respect of the Developer's Allocation only, in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.

#### ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 The Owners and the Developer hereby agree and covenant 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.
- 12.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby any 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 agree and covenant with each other to join and confirm all documents of transfer relating to sale of the others allocation in the said New Building at the said Premises.





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12.4 Notwithstanding anything contained herein nothing shall be construed as a demise or assignment in law of the said Premises or any part thereof and by virtue of this Agreement the Owners has granted the exclusive right of development of the said Premises unto and in favour of the Developer.

12.5 The name of the said New Building shall remain to be such as shall be decided by the Owners and the Developer jointly and neither the Owners nor the Developer shall be entitled to finalise any name without the full and mutual consent in writing of all the Owners and/or change and/or alter the same.

12.6 This agreement is being registered and the costs thereof have been borne and paid by the Developer alone.

#### **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 (thirty) months or additional 09 (nine) months for additional floor i.e. 39 (thirty nine) months, subject to Force Majeure, from the Commencement Date then in that event the Developer shall be entitled to a grace period of 06 (six) months, subject to Force Majeure, 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 composite predetermined damages to be calculated @Rs.1,00,000/= (Rupees One Lakh) only per month or part thereof for each month of delay until issue of notice to the Owners notifying the completion of the Owners' Allocation in the said New Building, over and above the monthly cost of the transit alternate accommodation as hereinbefore mentioned. The same is without prejudice to the rights of the Owners to terminate this Agreement.

#### **ARTICLE - XIV – JURISDICTION**





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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.

#### **ARTICLE - XV – ASSIGNMENT**

The Developer shall not be entitled to transfer or assign its rights and obligations under this Agreement except transfer of Developers Allocation in the manner contemplated in this Agreement

#### **ARTICLE - XVI – NOTICES**

All Notices under this Agreement shall be sent by email and by speed post at the respective address of the Parties as mentioned below:

**Partha Bhattacharya:**

Email: *parthabhattacharya11@gmail.com*

Address: 353, Jodhpur Park, Flat 4B, Kolkata 700 068

**Bishwarup Chakrabarti:**

Email: *bishwarup.chakrabarti@gmail.com*

Address: Flat No. 402, 4<sup>th</sup> Floor, Horizon Building, 5<sup>th</sup> Road, Plot No. 285, Chembur East, Mumbai 400 071

**Samir Kumar Chakrabarti:**

Email: *devdattachakravorty@gmail.com*

Address: 365A, Jodhpur Park, Kolkata 700 068

**Krishna Singh:**

Email: *ranjit31singh@gmail.com*

374, Jodhpur Park, Kolkata 700 068

**Developer:**

Email: *vrui@swasticgroup.com* / cc: *ujalan@swasticgroup.com*

Address: 21/2, Ballygunge Place, Kolkata 700 019

Parties shall intimate any change of address by email.

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

ALL THAT the piece or parcel of land containing by admeasurement an area of the piece or parcel of land measuring about 05 cottahs 03 chittacks and 08 sq. ft. be the same a little more or less together with two Nos. old dilapidated old buildings out of which one building





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on the front side is three storied having an area of about 1346 sq. ft. on each floor and the rear building is partly two and partly three storied having an area of about 700 sq. ft. on each floor and all lying situate at and/or being municipal premises Nos. 1/365A, Gariahat Road (assessee Nos. 210930404809 & 210930454370) and 1/365B, Gariahat Road (assessee No. 210930404810), Kolkata 700 068 PS Lake in ward No. 093 of the Kolkata Municipal Corporation Sub Registry Alipore and is butted and bounded in the manner as following: -

ON THE NORTH: By municipal premises No. 1/353, Gariahat Road;

ON THE EAST: By municipal premises No. 1/366, Gariahat Road;

ON THE WEST: By municipal premises No. 1/364, Gariahat Road;

ON THE SOUTH: By KMC Road named as Jodhpur Park;

**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. The flats and car parking as under: -

- a. The entire fourth floor (measuring about approximately 1800 sq. ft. built up) of the proposed New Building and also designated covered space for parking two motor cars exclusively on the ground floor of the proposed New Building, as per the plan to be sanctioned by the Kolkata Municipal Corporation
- b. One flat being 50% of the floor (measuring about approximately 900 sq. ft. built up) and located on the western side of the second floor of the proposed New Building and also designated covered space for parking one motor car exclusively on the ground floor of the proposed New Building, as per the plan to be sanctioned by the Kolkata Municipal Corporation
- c. One flat being 50% of the floor (measuring about approximately 900 sq. ft. built up) and located on the western side of the third floor of the proposed New Building and also designated covered space for parking one motor car





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exclusively on the ground floor of the proposed New Building as per the plan to be sanctioned by the Kolkata Municipal Corporation

- d. One flat measuring about 375 sq. ft. built up located on the north-eastern side of the first floor of the proposed New Building and one office space measuring about 120 sq. ft. built up on the ground floor of the said New Building;
2. Undivided proportionate share in the land comprised in the said Premises;
3. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

## **PART – II      DEVELOPER'S ALLOCATION**

1. The Developer shall exclusively be entitled to the following flats:
  - a) The flat being 50% of the floor and located on the eastern side of the second floor of the proposed New Building;
  - b) The flat being 50% of the floor and located on the eastern side of the third floor of the proposed New Building
  - c) The flat ad-measuring about 1355 sq. ft. built up on the first floor of the said New Building;
2. Designated covered space for parking four motorcars on the ground floor of the said New Building, as per the plan to be sanctioned by the Kolkata Municipal Corporation;
3. All office/Shop room on the ground floor of the said New Building as per the plan to be sanctioned by the Kolkata Municipal Corporation
4. Undivided proportionate share in the land comprised in the said Premises;
5. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;





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

- Structure** : Building designed on RCC frame & foundation conforming to Indian Standards & National Building Code;
- Internal Walls** : White cement punning over cement of Lafarge/Ultratech plastering;
- Doors** : Wooden frame with both side pre-laminated doors with Godrej cylindrical or similar best quality locks and Mowjee hinges;
- Windows** : Powder Coated Aluminium windows in Bedroom, Drawing Room, Toilet, Kitchen and Balcony having sliding mechanism;
- Flooring** : Marble/Vitrified tile (2 x 2) in living/dining & bed rooms, anti-skid tile (1 x 1) flooring in kitchen, toilets & balcony. Black stone or Kota flooring in Stairs & Lift Lobbies. Tiles in Carpark & driveway. Waterproofed roof top with Sika and tile flooring;
- Kitchen** : Work top in black granite, matte finish ceramic tiles upto 02 feet above counter with stainless steel sink;
- Bathroom** : Ceramic wall tiles upto door height. Diverter, concealed cistern with wall hung EWC, basin mixer with Basin, Hindware make, pipes of Supreme make;
- Electrical** : Concealed Copper wiring of Havells/Finolex provided from Ground floor upto each unit. Adequate electrical points with Modular from Havells, including concealed provision for internet cable, television cable, telephone cable in living room and bed rooms;
- Water** : Round the clock water supply through KMC;
- Lift** : Otis/Thyssenkrupp make MRL Lift automatic;
- Exterior** : Aesthetically designed front façade;
- Ground floor lobby**: Decorated facade of Lift & lobby;
- Security** : Electronic PBX connection to each unit, & CCTV coverage;
- Power Back Up** : Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
- Others** : Common toilet for servants;  
Personalised Mailbox;





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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) *Sisir Mondal*  
**SISIR MONDAL**  
 Petua Mondal Para,  
 O Ruidaspara, Petua,  
 Baruipur, 24 PGS (S)  
 Kolkata-700147

2) *Sujay Thakur*  
 29, B.N. Lane  
 Kol-85

*Partha Bhattacharya*

*Bishwanup Chakrabarti*

*Saur Ku Chakrabarti*

*Krishna Singh*

**SIGNED SEALED AND DELIVERED**

by the **DEVELOPER** at Kolkata

in the presence of:

1) *Sisir Mondal*

2) *Sujay Thakur*

For Satvic Projects Pvt. Ltd.

*[Signature]*  
 Director

*Dilip Kumar Goel*  
**DILIP KUMAR GOEL**  
 Advocate  
 Alipore Court  
 F/873/798/99



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# SPECIMEN FORM FOR TEN FINGERPRINTS











PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					


*Partha Bhattacharya*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Bishwamp Chakrabarti*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Saurav Chakrabarti*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





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# SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Koushima Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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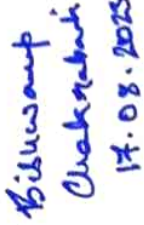






17 AUG 1974



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042002056342/2023

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Bishwarup Chakrabarti City:- , P.O:- Jodhpur Park, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700068	Land Lord			 17.08.2023
2	Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [Satvic Projects Pvt Ltd ]			 17.08.2023
3	Mr Partha Bhattacharya City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068	Land Lord			 17.08.2023

1900  
1901  
1902









1903  
1904  
1905





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
4	Mr Samir Kumar Chakraborty City:- , P.O:- Jodhpur Park, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700068	Land Lord			<i>Samir Kumar Chakraborty</i> 17-08-2023
5	Mrs Krishna Singh City:- , P.O:- Jodhpur Park, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700068	Land Lord			<i>Krishna Singh</i> 17-08-2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Bishwarup Chakrabarti, Mr Vivek Ruia, Mr Partha Bhattacharya, Mr Samir Kumar Chakraborty, Mrs Krishna Singh			<i>Sisir Mondal</i> 19-08-2023

(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240172143698

GRN Details

GRN:	192023240172143698	Payment Mode:	SBI Epay
GRN Date:	16/08/2023 16:08:11	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9054482314536	BRN Date:	16/08/2023 16:09:06
Gateway Ref ID:	202322858815614	Method:	State Bank of India New PG CC
GRIPS Payment ID:	160820232017214367	Payment Init. Date:	16/08/2023 16:08:11
Payment Status:	Successful	Payment Ref. No:	2002056342/2/2023
[Query No/*/Query Year]			

Depositor Details

Depositor's Name:	Satvic Projects Private Limited
Address:	21/2 Ballygunge Place
Mobile:	9831312355
Depositor Status:	Buyer/Claimants
Query No:	2002056342
Applicant's Name:	Mr Uday Jalan
Identification No:	2002056342/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	16/08/2023
Period To (dd/mm/yyyy):	16/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002056342/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	74950
2	2002056342/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				74957

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FIFTY SEVEN ONLY.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TYK0005793



নির্বাচকের নাম : শিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : XX / XX / 1984  
Date of Birth

TYK0005793

ঠিকানা:

পেটুয়া মণ্ডল পাড়া ও রুইদাসপাড়া পেটুয়া বারুইপুর  
দক্ষিণ 24 পরগণা 700147

Address:

PETUA MONDAL PARA O RUIDASPARA  
PETUA BARUIPUR SOUTH 24  
PARGANAS 700147

*[Signature]*

Date: 10/12/2008

140-বারুইপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
অধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral  
Registration Officer for  
140-Baruipur Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

68/1/10/16

*Sisir Mondal*





सत्यमेव जयते

**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No / Year	2002056342/2023	Office where deed will be registered
Query Date	10/08/2023 4:39:46 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Market Value	
	Rs. 3,28,08,422/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,000/- (Article:48(g))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/365A, , Ward No: 093, Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 11 Chatak 8 Sq Ft		1,56,82,683/-	Property is on Road Adjacent to Metal Road,

District: South 24-Parganas, Thana: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/365B, , Ward No: 093, Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :- )		Bastu	2 Katha 8 Chatak		1,45,28,475/-	Property is on Road
Grand Total :				8.5777Dec	0 /-	302,11,158 /-	

*District - West Bengal*

*By - Mr*





**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4038 Sq Ft.	0/-	16,35,390/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1346 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1346 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1346 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	1800 Sq Ft.	0/-	9,61,874/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>5838 sq ft</b>	<b>0 /-</b>	<b>25,97,264 /-</b>	

**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr Bishwarup Chakrabarti Son of Mr Mihir Kumar Chakrabarti,City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. agxxxxxx0n, Aadhaar No.: 67xxxxxxxx8727,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Partha Bhattacharya Son of Late Saktipada Bhattacharya,City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. acxxxxxx7m, Aadhaar No.: 59xxxxxxxx9276,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Samir Kumar Chakraborty Son of Late Santosh Kumar Chakrabarti,City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. akxxxxxx2e, Aadhaar No.: 58xxxxxxxx5864,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



4	Mrs Krishna Singh Wife of Mr Kanwar Ranjit Singh, City:- , P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. akxxxxxx4a, Aadhaar No.: 66xxxxxxxx7982, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Satvic Projects Pvt Ltd ( Private Limited Company ) City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. aaxxxxxx1f, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Vivek Ruia Son of Late Sheo Kumar Ruia City:- , 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. acxxxxxx9q, Aadhaar No.: 89xxxxxxxx4246	Satvic Projects Pvt Ltd (as Director)

**Identifier Details :**

Name & address
Mr Sisir Mondal Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Bishwarup Chakrabarti, Mr Vivek Ruia



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishwarup Chakrabarti	Satvic Projects Pvt Ltd-2.22635 Dec
2	Mr Samir Kumar Chakraborty	Satvic Projects Pvt Ltd-1.78108 Dec
3	Mrs Krishna Singh	Satvic Projects Pvt Ltd-0.445271 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Partha Bhattacharya	Satvic Projects Pvt Ltd-4.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishwarup Chakrabarti	Satvic Projects Pvt Ltd-2019 Sq Ft
2	Mr Samir Kumar Chakraborty	Satvic Projects Pvt Ltd-1615.2 Sq Ft
3	Mrs Krishna Singh	Satvic Projects Pvt Ltd-403.8 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Partha Bhattacharya	Satvic Projects Pvt Ltd-1800 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 210930404809 Premises No. : 1/365A Ward No. : 093 Street Name :	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI SANTOSH KR CHAKRABORTY Owner Address : 1/365A GARIAHAT ROAD,CALCUTTA- , 68. Pin No. :	Character of Premises: Total Area of Land:
L2	Assessment No. : 210930404810 Premises No. : 1/365B Ward No. : 093 Street Name :	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : PARTHA BHATTACHARYA Owner Address : 365/A JODHPUR PARK,KOLKATA-68 Pin No. : 700068	Character of Premises: Total Area of Land:

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09-09-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 09-09-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.





6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



### Major Information of the Deed

Deed No :	I-1604-10229/2023	Date of Registration	18/08/2023
Query No / Year	1604-2002056342/2023	Office where deed is registered	
Query Date	10/08/2023 4:39:46 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 3,28,08,422/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,000/- (Article:48(g))	Rs. 39/- (Article: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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/365A, , Ward No: 093 Pin Code : 700068

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	2 Katha 11 Chatak 8 Sq Ft		1,56,82,683/-	Property is on Road Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/365B, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :- )		Bastu	2 Katha 8 Chatak		1,45,28,475/-	Property is on Road
Grand Total :				8.5777Dec	0 /-	302,11,158 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4038 Sq Ft.	0/-	16,35,390/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1346 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1346 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1346 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	1800 Sq Ft.	0/-	9,61,874/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					



Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	<b>5838 sq ft</b>	<b>0 /-</b>	<b>25,97,264 /-</b>	
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**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Bishwarup Chakrabarti</b> Son of Mr Mihir Kumar Chakrabarti City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: agxxxxxx0n, Aadhaar No: 67xxxxxxxx8727, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence
2	<b>Mr Partha Bhattacharya</b> Son of Late Saktipada Bhattacharya City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx7m, Aadhaar No: 59xxxxxxxx9276, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence
3	<b>Mr Samir Kumar Chakraborty</b> Son of Late Santosh Kumar Chakrabarti City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: akxxxxxx2e, Aadhaar No: 58xxxxxxxx5864, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence
4	<b>Mrs Krishna Singh</b> Wife of Mr Kanwar Ranjit Singh City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxxx4a, Aadhaar No: 66xxxxxxxx7982, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Satvic Projects Pvt Ltd</b> City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx1f, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Vivek Ruia (Presentant )</b> Son of Late Sheo Kumar Ruia City:- , 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.:: acxxxxxx9q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Satvic Projects Pvt Ltd (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sisir Mondal</b> Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Bishwarup Chakrabarti, Mr Vivek Ruia, Mr Partha Bhattacharya, Mr Samir Kumar Chakraborty, Mrs Krishna Singh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishwarup Chakrabarti	Satvic Projects Pvt Ltd-2.22635 Dec
2	Mr Samir Kumar Chakraborty	Satvic Projects Pvt Ltd-1.78108 Dec
3	Mrs Krishna Singh	Satvic Projects Pvt Ltd-0.445271 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Partha Bhattacharya	Satvic Projects Pvt Ltd-4.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishwarup Chakrabarti	Satvic Projects Pvt Ltd-2019.00000000 Sq Ft
2	Mr Samir Kumar Chakraborty	Satvic Projects Pvt Ltd-1615.20000000 Sq Ft
3	Mrs Krishna Singh	Satvic Projects Pvt Ltd-403.80000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Partha Bhattacharya	Satvic Projects Pvt Ltd-1800.00000000 Sq Ft



On 17-08-2023

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

Presented for registration at 18:55 hrs on 17-08-2023, at the Private residence by Mr Vivek Ruia .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,28,08,422/-

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

Execution is admitted on 17/08/2023 by 1. Mr Bishwarup Chakrabarti, Son of Mr Mihir Kumar Chakrabarti, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Advocate, 2. Mr Partha Bhattacharya, Son of Late Saktipada Bhattacharya, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 3. Mr Samir Kumar Chakraborty, Son of Late Santosh Kumar Chakrabarti, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Professionals, 4. Mrs Krishna Singh, Wife of Mr Kanwar Ranjit Singh, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 17-08-2023 by Mr Vivek Ruia, Director, Satvic Projects Pvt Ltd (Private Limited Company), City:- , 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, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service



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

On 18-08-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2023 4:09PM with Govt. Ref. No: 192023240172143698 on 16-08-2023, Amount Rs: 7/-, Bank: SBI EPay ( SBlePay), Ref. No. 9054482314536 on 16-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 74,950/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 184507, Amount: Rs.50.00/-, Date of Purchase: 02/02/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/08/2023 4:09PM with Govt. Ref. No: 192023240172143698 on 16-08-2023, Amount Rs: 74,950/-, Bank: SBI EPay ( SBlePay), Ref. No. 9054482314536 on 16-08-2023, Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2023, Page from 326514 to 326554  
being No 160410229 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.08.25 11:29:07 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2023/08/25 11:29:07 AM  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**  
**West Bengal.**

(This document is digitally signed.)