

732/2023

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629/23



6-30 P.M.

पश्चिम बंगाल WEST BENGAL

2/88324/23



AM 882675

Additional Registrar of Assurances
Kolkata

Certified that the document is admitted to
Registration. The Signature, Seal and the
endorsement are the part of this document.

Additional Registrar
of Assurances, Kolkata

18 JAN 2023

THIS DEVELOPMENT AGREEMENT is made on this 17th day of January Two
Thousand and Twenty Three **BETWEEN (1) JAYASREE SEN** (PAN CURPS1974A &
Aadhaar No. 8171 5107 5660), wife of Late Dilip Kumar Sen, an Indian national, by
faith Hindu, by occupation Housewife, residing at 44, Ramkanta Bose Street, Kolkata

Visit Case No. 119 16/11
J (1)- 250
J (2)- 500
Total 750
Paid on 18/1/23

154124

Subhasis Dasgupta
Advocate
Alipore Judge Court

14 DEC 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

14 DEC 2022
14 DEC 2022

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C.



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1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
17 JAN 2023



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



192022230252816518

GRN Details

GRN: 192022230252816518 Payment Mode: SBI Epay
GRN Date: 13/01/2023 16:26:30 Bank/Gateway: SBIEPay Payment Gateway
BRN : 3352046984126 BRN Date: 13/01/2023 16:27:10
Gateway Ref ID: 202301303727385 Method: State Bank of India New PG CC
GRIPS Payment ID: 130120232025281650 Payment Init. Date: 13/01/2023 16:26:30
Payment Status: Successful Payment Ref. No: 2000088324/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd
Address: 21/2 ballygunge place kolkata 700019
Mobile: 9831312355
Period From (dd/mm/yyyy): 13/01/2023
Period To (dd/mm/yyyy): 13/01/2023
Payment Ref ID: 2000088324/2/2023
Dept Ref ID/DRN: 2000088324/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000088324/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2000088324/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.









Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata







Signature / LTI Sheet of Query No/Year 19022000088324/2023

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













Sl No.	Name of the Executant	Category		Finger Print 386	Signature with date Jayasree Sen 17.1.23
1	Mrs Jayasree Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord			
Sl No.	Name of the Executant	Category		Finger Print 366	Signature with date Urmil Ghosh 17/01/2023
2	Mrs Urmil Ghosh City:- , P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700069	Land Lord			
Sl No.	Name of the Executant	Category		Finger Print 367	Signature with date Dyuti Ganguly 17.01.2023
3	Mrs Dyuti Ganguly City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord			

I. Signature of the Person(s)






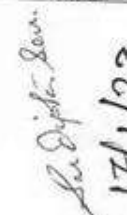


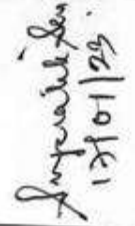


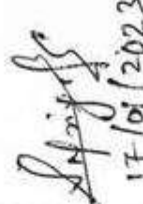
in at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mrs Chandra Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		368 	Chandra Sen 17.01.2023
5	Mrs Alo Basu City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Land Lord		369 	Alo Basu 17/01/2023
6	Ms Ishita Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		370 	Ishita Sen 17.01.2023
7	Mr Pritam Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord			









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
8	Mr Siddhartha Sen City:- , P.O:- Gopalpur, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136	Land Lord		371 	 17.01.2023
9	Mr Sugata Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		372 	 17/01/2023
10	Mr Shyamal Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		373 	 17/01/2023
11	Mr Subir Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		374 	 17/01/2023




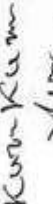



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr Subrata Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		375 	 17/1/2023
13	Mr Sudipta Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		376 	 17/1/23
14	Dr Supratik Sen City:- , P.O:- Santoshpur, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord		377 	 17/01/23
15	Mr Supriyo Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		378 	 17/01/2023

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
16	Mrs Basanti Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		364 	Basanti Sen 17.1.23
17	Mrs Sanghamitra Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		379 	Sanghamitra Sen. 17.01.23
18	Mrs Purabi Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		380 	Purabi Sen 17.1.23
19	Mrs Aloka Sen City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Land Lord		381 	Aloka Sen. 17/1/23

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









Sl No.	Name of the Executant	Category		Finger Print	Signature with date
20	Mr Debapriyo Sen City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Land Lord		382 	 17/1/23
21	Mrs Kumkum Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		383 	 17.1.23
22	Mr Debabrata Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Land Lord		384 	 17/01/23.
23	Mrs Swarnamoyee Sen City:- , P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075	Land Lord		385 	 17/01/23

I. Signature of the Person(

n at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
24	Mrs Mina Roy City:- Kolkata, P.O:- Parsibagan, P.S:- Narkeldanga, District:- Kolkata, West Bengal, India, PIN:- 700009	Land Lord		387 	 17/1/23
25	Mr Sugata Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Attorney of Land Lord [Mrs Shaista Qadeer] [Mrs Sarah Saif Ahmad] [Mr Rashen Sen]		372 	 17/01/2023
26	Mr Indrajit Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Attorney of Land Lord [Mr Suvajit Sen]		365 	 17/1/23

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
27	Mr Debapriyo Sen City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Attorney of Land Lord [Dr Satyajit Sen]		382. 	 17/1/23
28	Mr Satwic Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Developer [Swastic Heights Private Limited]		363. 	 17/01/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs Sudeshna Sen Wife of Mr Debapriyo Sen City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004	Mrs Jayasree Sen, Mrs Urmil Ghosh, Mrs Dyuti Ganguly, Mrs Chandra Sen, Mrs Alo Basu, Ms Ishita Sen, Mr Pritam Sen, Mr Siddhartha Sen, Mr Sugata Sen, Mr Shyamal Kumar Sen, Mr Subir Sen, Mr Subrata Sen, Mr Sudipta Sen, Dr Supratik Sen, Mr Supriyo Sen, Mrs Basanti Sen, Mrs Sanghamitra Sen, Mrs Pura Sen, Mrs Aloka Sen, Mr Debapriyo Sen, Mrs Kumkui Sen, Mr Debabrata Sen, Mr Swarnamoyee Sen, Mrs Min Roy, Mr Sugata Sen, Mr Indi Sen, Mr Debapriyo Sen, Mr Satwic Vivek Ruia		388 	 17.01.2023

(Satyajit Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

Query No:-19022000088324/2023, 16/01/2023 05:18:16 PM KOLKATA (A.R.A. - II)

Page 9 of 9

– 700 003, PO Baghbazar & PS Shyampukur; (2) URMI GHOSH (PAN BRPG9480R & Aadhar No. 3068 9850 1969), wife of Mr. Teertha Ghosh, an Indian national, by faith Hindu, by occupation Housewife, presently residing at Flat 21G, Tower 4, South City Residency, 375 Price Anwar Shah Road, Kolkata – 700 068, PO Jadavpur & PS Jadavpur; (3) DYUTI GANGULY (PAN BGBPG1793C & Aadhaar No. 9236 4928 4600), wife of Mr. Debasis Ganguly, an Indian national, by faith Hindu, by occupation Advocate, presently residing at 1/4 Radhamadhab Goswami Lane, Kolkata – 700 003, PO Baghbazar & PS Shyampukur (4) CHANDRA SEN (PAN CDAPS8200H & Aadhaar No. 9308 0661 1777), wife of Late Prasanta Kumar Sen, an Indian national, by faith Hindu, by occupation Housewife, residing at 44, Ramkanto Bose Street, Kolkata – 700 003 PO Baghbazar & PS Shyampukur; (5) ALO BASU (PAN AGXPB1347G & Aadhaar No. 5700 0232 5532), wife of Dr. Saumyajit Basu, an Indian national, by faith Hindu, by occupation Housewife, presently residing at 44/1A, Ramdhan Mitra Lane, Kolkata – 700 004 PO Shyambazar & PS Shyampukur; (6) SHAISTA QADEER (PAN AAJPQ8104E & Aadhaar No. 6928 0128 6390), wife of Mr. Arif Qadeer, an Indian national, by faith Muslim, by occupation Housewife, presently residing at 1509, Block A, Juma Al Majdid, Al Nahda, Sharjah, UAE and is herein represented by **Mr. Sugata Sen** (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly empowered vide power of attorney dated 11th May 2022 authenticated by the Office of the Consulate General of India in Dubai and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 31st May 2022; (7) SARAH SAIF AHMAD (PAN CHNPA7463D & Aadhaar No. 9265 7812 5570), wife of Mr. Saif Uddin Ahmed, an Indian national, by faith Muslim, by occupation Housewife, presently residing at 1407 Al Manoor Tower, Al Nahda, Sharjah, UAE and is herein represented by **Mr. Sugata Sen** (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta

Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly appointed vide power of attorney dated 11th May 2022 authenticated by the Office of the Consulate General of India in Dubai and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 31st May 2022; (8) **ISHITA SEN** (PAN CTLPS4493R & Aadhaar No. 9784 1004 5328), daughter of Late Jayanta Sen, an Indian national, by faith Hindu, by occupation Service, residing at 44 Ramkanto Bose Street, Kolkata – 700 003 PO Baghbazar & PS Shyampukur; (9) **PRITAM SEN** (PAN BQEPS9586C & Aadhaar No. 5441 9651 9559), son of Late Prafulla Kumar Sen, an Indian national, by faith Hindu, by occupation Service, residing at 44, Ramkanto Bose Street, Kolkata – 700 003 PO Baghbazar & PS Shyampukur; (10) **RASHEN SEN** (PAN ALXPS7175A & Aadhaar No. 8897 8833 9512), son of Late Pranab Kumar Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at Flat No. 607, 6th Floor, Saud Bahwan Residency-1, Building #63, Way # 281, Al-khuiwair – 133, Muscat, Oman and is herein represented by **Mr. Sugata Sen** (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly appointed vide power of attorney dated 09th May 2022 authenticated by the Office of the Embassy of India in Muscat and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 31st May 2022; (11) **SIDDHARTHA SEN** (PAN AKUPS0330B & Aadhaar No. 8955 9292 0862), son of Late Satyendra Nath Sen an Indian national, by faith Hindu, by occupation Business, presently residing at A-3/G-2, Bidyakut Abasan, Narayanpur, Kolkata - 700 136 PO R. Gopalpur & PS Airport (Naranpur); (12) **SUGATA SEN** (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (13) **SUVAJIT SEN** (PAN DEXPS4715A & Aadhaar No. 9825 6586 4409), son of Late Dr. Asoke Kumar Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at 6901 Sobrante Road, Oakland, CA,

94611, USA and is herein represented by his constituted attorney **Mr. Indrajit Sen** (PAN AOXPS1764E & Aadhaar No. 5414 4119 7137), son of Late Dr. Asoke Sen, a citizen of USA, by faith Hindu, by occupation Service, presently residing at No. 49, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly appointed vide power of attorney dated 16th March 2022 registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, volume 1901 – 2022, page from 174683 to 174697 being No. 190102401 for the year 2022; **(14) HON'BLE JUSTICE (RETD.) SHYAMAL KUMAR SEN** (PAN ALAPS8316A & Aadhaar No. 8702 4983 9491), son of Late Dinabandhu Sen, an Indian national, by faith Hindu by occupation Retired presently residing at 50, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; **(15) SUBIR SEN**, (PAN ALFPS7129C & Aadhaar No. 9059 2875 2746) son of Late Haridas Sen, an Indian national, by faith Hindu, by occupation Advocate, residing at 44 Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; **(16) SUBRATA SEN** (PAN ARSPS4362G & Aadhaar No. 2096 3848 2072), son of Late Krishna Chandra Sen, an Indian national, by faith Hindu, by occupation Retired, residing at 44, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; **(17) SUDIPTA SEN** (PAN AKOPS5452L & Aadhaar No. 6335 4481 1529), son of Late Krishna Chandra Sen, an Indian national, by faith Hindu, by occupation Business, residing at 44, Ramkanta Bose Street, Kolkata 700 003 PO Baghbazar & PS Shyampukur; **(18) DR. SUPRATIK SEN** (PAN ALPPS3016C & Aadhaar No. 4021 4454 6128), son of Late Deb Kumar Sen, an Indian national, by faith Hindu, by occupation Doctor, presently residing at Flat No. B 6/6, Calcutta Greens, Phase – I, Kolkata-700 075 PO Santoshpur & PS Regent Park; **(19) SUPRIYO SEN** (PAN AJFPS9406A & Aadhaar No. 2225 5079 3665), son of Late Deb Kumar Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003 PO Baghbazar & PS Shyampukur; **(20) BASANTI SEN** (PAN BGSPS5794L & Aadhaar No. 9049 2791 5777) wife of Late Deb Kumar Sen an Indian national, by faith Hindu, by occupation Housewife residing

at 42B Ramkanto Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (21) **DR. SATYAJIT SEN** (PAN AAMPS1223P & Aadhaar No. 9434 5206 4660), son of Late Suhrit Chandra Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at 1A2 Brook Tower, Hiland Park, 1925 Chakgaria, Kolkata – 700 094, PO Panchsayar & PS Jadavpur (South) and is herein represented by his constituted attorney **Mr. Debapriyo Sen** (PAN ATIPS1631A & Aadhaar No. 6107 8999 6774), son of Late Pradyut Kumar Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at 157/2A A P C Road, Flat #2A, Uttam Plaza, Kolkata – 700 004 , PO Shyambazar & PS Shyampukur duly appointed vide power of attorney dated 09th January 2023 registered with the District Sub – Registrar IV, Alipore South 24 Parganas, in Book No. I, volume No. 1604 – 2023 page from 11010 to 11021 being No. 160400274 for the year 2023; (22) **SANGHAMITRA SEN** (PAN FXVPS5018D & Aadhaar No. 5517 4066 5751) wife of Late Ambarjit Sen an Indian national, by faith Hindu, by occupation Housewife, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (23) **PURABI SEN** (PAN AUHPS3067L & Aadhaar No. 7199 3160 2200), wife of Late Somen Chandra Sen, an Indian national, by faith Hindu, by occupation Housewife, residing at 44, Ramkanta Bose Street, Kolkata-700 003 PO Baghbazar & PS Shyampukur; (24) **ALOKA SEN** (PAN COOPS6839H & Aadhaar No. 3463 3518 3776), wife of Late Pradyut Kumar Sen, an Indian national, by faith Hindu, by occupation Housewife, presently residing at 157/2A A P C Road, Flat #2A, Uttam Plaza, Kolkata – 700 004, PO Shyambazar & PS Shyampukur; (25) **DEBAPRIYO SEN** (PAN ATIPS1631A & Aadhaar No. 6107 8999 6774), son of Late Pradyut Kumar Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at 157/2A A P C Road, Flat #2A, Uttam Plaza, Kolkata – 700 004 , PO Shyambazar & PS Shyampukur; (26) **KUMKUM SEN** (PAN BVMP54970D & Aadhaar No. 3470 5211 5231), wife of Late Bidyut Sen, an Indian national, by faith Hindu, by occupation Housewife, presently residing at 44 Ramkanto Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (27) **DEBABRATA**

SEN (PAN BMOPS8884D & Aadhaar No. 7012 7984 3088), son of Late Bidyut Kumar Sen, an Indian national, by faith Hindu, by occupation Business, residing at 44 Ramkanto Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur, (28) SWARNAMOYEE SEN (PAN COFPS1005G & Aadhaar No. 3039 6552 9331) wife of Mr. Rahul Bhattacharya, an Indian national, by faith Hindu, by occupation Service, presently residing at A-701 Shiam Apartments, Plot No. 5D, Sector – 11, Dwarka, New Delhi – 110 075, PO Dwarka Sector 6 & PS Dwarka Sector 21 and (29) MINA ROY (PAN AUZPR5260L & Aadhaar No. 5375 9888 4670) wife of Late Sudhangshu Kumar Roy an Indian national, by faith Hindu, by occupation Housewife residing at 96/1B, Garpar Road, Kolkata 700009, PO Parshibagan, PS Narkeldanga hereinafter collectively referred to as the OWNERS (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assign/s) of the **ONE PART AND SWASTIC HEIGHTS PRIVATE LIMITED** (PAN AABCH2817C) a Company within the meaning of the Companies Act, 2013 presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat, PO Ballygunge and is herein represented by one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian national by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge duly authorised by the Board of Directors of the company vide resolution dated 08th September 2018, hereinafter called the DEVELOPER (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include its successors, successors – in – interest, nominee/s, transferor/s and assign/s) of the **OTHER PART**:



WHEREAS:

- A. By virtue of the incidents and documents as detailed out in the **FIRST SCHEDULE** hereunder written the Owners along with Swastic Heights Private Limited are seized and possessed of or otherwise well and sufficiently entitled to as absolute owners in respect of **ALL THAT** the municipal premises Nos. 42B, Ramkanta Bose Street and 44, Ramkanta Bose Street, Kolkata 700 003 comprising of **ALL THAT** the piece and parcel of land admeasuring an area of about **36 (thirty - six) cottahs 04 (four) chittacks and 26 (twenty six) sq. ft.** be the same a little more or less together with the partly three, partly two and partly one storied buildings and other structures standing thereon (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespassers, HUF, pawn, pledge, minor share, debutter whatsoever and/or howsoever.
- B. The Owners are desirous of causing the said Premises to be developed and have agreed to appoint the Developer herein who is a reputed promoter as the exclusive Developer for undertaking the work of Development of the said Premises upon the terms and conditions hereinafter appearing.

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

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

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

- 1A.1 **OWNERS** shall mean and include their respective heirs, executors, administrators, legal representatives and assigns.



- 1A.2 **DEVELOPER** shall mean and include its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.3 **TITLE DEED** shall mean and include all the deeds, documents and instruments by which the Owners derive title to the said Premises and relating to the ownership in respect of the said Premises and originals thereof are in the custody of the Owners.
- 1A.4 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land ad-measuring about 36 (thirty - six) cottahs 04 (four) chittacks and 26 (twenty six) sq. ft. be the same a little more or less together with the partly three, partly two and partly one storied buildings and other structures standing thereon and all lying situate at and/or being municipal premises Nos. 42B, Ramkanta Bose Street and 44, Ramkanta Bose Street, Kolkata 700 003, in ward No. 08 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written.
- 1A.5 **NEW BUILDING** shall mean the proposed multistoried building/s to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.
- 1A.6 **COMMON FACILITIES/PORTIONS** shall include paths, passages, stairways, elevators, roof and other spaces and facilities including pump space, semi underground and overhead reservoirs required to facilitate the various flat owners/ occupiers whatsoever expressly specified by the Developer upon completion of the building for establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A.7 **OWNERS' ALLOCATION** shall mean and include 50% of the Constructed Area on the upper floors of the said New Building less 2178 sq. ft. built up area (subject to a minimum of 24,122 sq. ft.) together with 50% of ground floor including car parking areas/ spaces of the said New Building together with

undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I** of the **THIRD SCHEDULE** hereunder written.

1A.8 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the entire Constructed Area on the upper floors of the said New Building and add 2178 sq. ft. built up area (subject to providing minimum of 24,122 sq. ft. to the Owners as stated above) together with 50% of ground floor of the said New Building together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities the details of which are mentioned and described in **PART – II** of the **THIRD SCHEDULE** hereunder written.

1A.9 **ARCHITECT** such person or firm who may be appointed as architects of the building by the Developer.

1A.10 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation and other relevant authorities for construction of the said New Building at the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.

1A.11 **SPECIFICATION** shall mean and include the material and finish that shall be used by the Developer for completing the said New Building and has been accepted by the Owners herein and the details thereof appear in the **FOURTH SCHEDULE** hereunder written.

1A.12 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.



- 1A.13 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, injunction or orders of any government/ civic bodies/ Kolkata Municipal Corporation or any other authorities. If a Force Majeure situation arises, the Developer shall promptly notify the Owners in writing of such conditions and the cause thereof or any act of negligence and/or omission and/or commission and/or misrepresentation by the Owners. The affected Party shall within seven (7) days or earliest possible date from the date of event of Force Majeure inform the other Party in writing the happening of the event of Force Majeure.
- 1A.14 **DATE OF COMMENCEMENT OF CONSTRUCTION** shall mean and include the date on which the Architect and/or the Developer acting as the constituted attorney of the Owners deposit the letter of commencement of construction of the said New Building with the Kolkata Municipal Corporation.
- 1A.15 **SCHEDULED DATE OF COMPLETION OF CONSTRUCTION** shall mean and include the date on which the period of 36 (thirty - six) months complete from the Date of Commencement of Construction.
- 1A.16 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered/speed post with acknowledgement due at the last known address of the parties hereto.
- 1A.17 **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, 1882, and other relevant Acts/Rules together with its Amendments.

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 which is declared as a holiday under the



Negotiable Instrument Act, 1881) 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".
- 1B.16 In the event any section, or any part or portion of any section of this Agreement shall be held to be invalid, void or otherwise un - enforceable, such holding shall not affect the remaining part or portions of that section, or any other section hereof.

ARTICLE -II - COMMENCEMENT

- 2.1 This agreement shall be deemed to have commenced with effect from the day month and year first above written.
- 2.2 This agreement shall remain in full force, effect and virtue until such time the respective obligations of both the parties, the Owners and the Developer, have been completed in accordance hereof including effectual transfer of the ownership of the undivided share in land relating to the Developer's Allocation or any other area/unit which the Owners sell and/or transfer and/or agree to sell and/or transfer and also handover of the common services to the various flat owners in the said New Building.



ARTICLE -III – REPRESENTATIONS & WARRANTIES

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

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



share in the said Premises nor have entered into any agreement for development thereof;

- i) All municipal taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owners and in respect of any outstanding taxes and outgoing the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of delivery of possession of the entirety of the said Premises by the Owners to the Developer in terms hereof;
- j) Save and except one trespasser occupying about 420 sq. ft. carpet area on the ground floor there is no tenant and/or outsider occupant and/or trespasser in any part and/or portion of the said Premises and the Owners are in vacant peaceful and khas possession of the entirety of the said Premises and every part thereof.
- k) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- l) The Owners are competent enough to enter into this agreement and to carry out their respective obligations, as mentioned herein.
- m) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and to the best of knowledge and belief of the Owners.

ARTICLE-IV-PERMISSION TO CONSTRUCT

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

ARTICLE-V-PLANS & OTHERS

- 5.1 The Developer shall cause to have the names of the Owners to be mutated in the records of the Kolkata Municipal Corporation and also cause to have the said



Premises having two separate holding Nos. i.e. 42B, Ramkanta Bose Street and 44, Ramkanta Bose Street to be amalgamated as one single holding No. in records of the Kolkata Municipal Corporation at its own cost and the Owners shall do and/or cause to do all necessary acts, deeds, matters and things that maybe necessary or be required for causing the amalgamation. All expenses including cost of registration of deeds in this regard shall be borne and paid by the Developer.

5.2 The Developer shall at its own costs have the final layout plan prepared for the flats belonging to the Owners on the basis of the physical survey of the said Premises to be carried out and have the approval thereof from the Owners prior to submitting the same to the Kolkata Municipal Corporation for sanction of the building plan.

5.3 The Developer shall at its own costs cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Premises however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project, if there be any modification in the plan of the flats to belong to the Owners then the same shall be got approved in writing from the Owners. The sanction of the plan shall be obtained by the Developer within 12 months, subject to *Force Majeure*, from the date of registration of the power of attorney in favour of the Developer by the Owners after execution and registration of the development agreement. This time period includes the time period for amalgamation of the two holding Nos. to one single holding No. in the said Premises, other clearance/s as it is deemed fit in relation to the acts and rules as framed from time to time for getting the Final Building Plan approved.

5.4 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the



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

5.5 The Developer acting on behalf of and as the Attorney of the Owners shall from time to time submit all further plans and/or applications and other documents and papers on the advice of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building on the said Premises expeditiously and without delay. If there is any change in the layout plan pertaining to the Owners' Allocation then in that event the Developer shall notify the same in writing to the Owners forthwith.

5.6 The Developer shall submit in the name of the Owners all application, plan and other papers and documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer, and is not recoverable by any way whatsoever from the Owners, save and except if the agreement is cancelled by the Owners.

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

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



5.9 The Developer as and when sought for in writing by the Owners submit a Report to the Owners regarding the progress of Development of the said Premises. The owners shall nominate a person from among themselves to whom such report is to be given and signed.

5.10 The said trespasser shall be settled jointly by the Owners and the Developer and out of the outgoing including any area to be allotted or the amount required to paid and/or spent the Owners shall contribute a fixed amount of Rs.6,00,000/= in this regard and the balance shall be borne by the Developer exclusively.

ARTICLE-VI-COST OF CONSTRUCTION/COMPLETION

6.1 The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities, fittings, fixtures, all overheads regarding construction, price rise in the cost of materials and labour used for construction, fee payable to the Architect and Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications, supervision etc. Any costs together with its increase is on account of the Developer and in no way can it be recovered from the Owners.

6.2 The development of the "said Premises" and/or construction of the said New Building shall be made complete in all respect including installation of lift, electrical connection and fittings, water pump, municipal water, sewerage and drainage connections, plumbing and sanitary fittings as also overhead and under-ground water reservoir together with all and as necessary statutory clearances. All the units in the said New Building shall be made habitable fitted with necessary electrical and sanitary fittings and fixtures. Further the Developer agrees that the manner of construction and the build quality of the said New Building will be in strict conformity with the Third Schedule hereunder. HOWEVER, in the event the Developer deciding to change the specifications, the Developer shall be entitled to do so, with prior approval of the respective owners, but in the event of such change, the value

of such replacement or substitution will not be of lesser value as what have been detailed out hereunder. The said New Building will be wind and water tight, built in a solid workmanship manner. Further the Developer will ensure that the said New Building will be built by skilled & quality workmanship.

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

6.4 The Developer shall at its own costs obtain necessary completion certificate from the Kolkata Municipal Corporation and/or other concerned authority, as maybe necessary and required.

ARTICLE- VII-SPACE ALLOCATION & PAYMENTS

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

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

7.3 The Developer has further agreed to make payment as follows:

- i) Upto Rs.5 Lakhs little more or less towards vacating the few old servants and maids of the Owners;



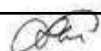
- ii) To the extent of Rs. 1 Lakh little more or less towards arrear of rates and taxes in respect of the said Premises;

7.4 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over and above the original sanction then in that event, the Owners shall be entitled to 50% of the same and the Developer shall be entitled to 50% of such additional floor. In the event the Owners does not take the 50% space of the Additional Floor so constructed, then the Owners shall be compensated by monetary value at the prevalent market price for the same by the Developer. The corresponding time limit for completion of the said New Building shall also stand extended as shall be mutually agreed between the Owners and the Developer.

ARTICLE-VIII- DELIVERY OF POSSESSION

8.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation arrange alternate accommodation for those Owners who reside at presently numbered municipal premises No. 44, Ramkanta Bose Street only and for that the Developer shall incur a composite amount to the extent of Rs. 1,59,500/= (Rupees One Lakh Fifty Nine Thousand and Five Hundred) only per month till the Owners' Allocation is handed over to the Owners. The Developer has agreed to make payment of the rent for a period of 36 months in advance on or before the Owners delivering possession of the said Premises to the Developer for development in terms hereof. The Developer has also further agreed to keep post - dated cheques for further period of 12 months with those Owners and also agree to pay any increase in monthly rent/charges to the extent of 5% per annum in respect thereof starting from the second year.

8.2 It has been mutually agreed that the amount towards reimbursement of the alternate accommodation shall be paid and/or provided to the following Owners only: -



		Rs. (per month)
1	Jaysree Sen	15,000.00
2	Chandra Sen	15,000.00
3	Ishita Sen	15,000.00
4	Purabi Sen	15,000.00
5	Subrata Sen	15,000.00
6	Sudipta Sen	15,000.00
7	Kumkum Sen	18,000.00
8	Pritam Sen	11,500.00
9	Aloka Sen	10,000.00
10	Basanti Sen	10,000.00
11	Sugata Sen	10,000.00
12	Siddharta Sen	<u>10,000.00</u>
	Total	<u>1,59,500.00</u>

8.3 The Owners shall upon the Developer providing the alternate accommodation as hereinbefore mentioned vacate the said Premises and deliver the vacant peaceful and khas possession of the said Premises to the Developer, within 30 days from the date of Notice for vacating the said Premises

8.4 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. The iron structure of "Thakurdalan" and the tiles at the "rock" as well as the cast iron jali on the first floor of the existing building are to be kept safely and re-utilized in the newly built Thakurbari/place of worship by the Developer at its own costs.

8.5 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 along with other relevant Statutory Authority 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. The Developer shall prior to delivery of possession of the Owners' Allocation to the Owners shall ensure that the Flats forming part of the Owners' Allocation are clean and free of all construction materials including the common areas thereof.

8.6 The Developer hereby agrees to complete the construction of the building within 36 months from the date of commencement of construction (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* except for the Rent Payable to the Owners as per clause 8.1 in any of the events of the *Force Majeure*, the Developer shall be entitled to corresponding extension of time for delivery of the said Owners' Allocation.

8.7 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**).

8.8 Immediately after the completion of the New Building and delivery of the possession of the Owners' Allocation the Owners shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by



the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation, at the cost of the Developer or its nominee/s and as a confirming party thereof.

8.9 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 -IX- ARCHITECTS ENGINEERS ETC

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

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

9.3 The Owners' may inspect the progress of the construction and inspect the quality of material.

ARTICLE-X-INDEMNITY

10.1 The Owners shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall always keep the Developer indemnified against all claims, actions, suits, proceedings, damages, losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises and/or relating to anything prior to this agreement.

10.2 The Developer shall keep the Owners fully indemnified against and harmless from all losses & damages, costs, charges, expenses, claims, demands or

proceedings in relation to the demolition of existing structure, construction and completion of the said New Building or occupation & sale of flats in respect of the Developer's Allocation only or for deviation from the sanction plan or for violation of any laws, rules, or regulations that the Developer is liable to abide with or due to accident, mishap, death or injury to any worker or person who is engaged in or near the construction site.

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

10.4 Except as otherwise stated in this Clause, the Developer shall be liable for and shall indemnify, protect, defend and hold harmless the Owner from and against any and all demands, claims, suits and causes of action and any and all liability, costs, expenses, settlements and judgements incurred in connection therewith (including court costs and reasonable attorney's fees incurred by the Owner if and only if the Contractor fails to address such claim by its own attorney having received notice of the claim) in respect of personal injury to or death of third parties and in respect of loss of or damage to any third party property to the extent that the same arises out of or in consequence of any negligent, reckless or tortuous act or omission (including strict or absolute liability) or any breach of statutory duty of the Developer or their respective agents or employees in connection with activities under this Agreement, except to the extent that such injury, death or damage is caused or contributed to by the Owner/Owner's Representative when the Owner shall be liable for and shall indemnify the Contractor in respect of all matters as aforesaid to such extent.

10.5 In the event of any claim being made against any Owner/s (the "indemnified party") arising out of the matters referred to in respect of which it appears that the



Developer may be liable to indemnify the indemnified party under this Clause the Developer shall be promptly notified thereof and may at its own expense conduct all negotiations for the settlement of the same and any litigation that may arise in relation thereto. The indemnified party shall not, take over the conduct of the negotiations or litigation, agree to any settlement of such negotiations or litigation or make any admission which might be prejudicial thereto. The indemnified party shall at the request of the Developer afford all available assistance.

10.6 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. From the date of receipt of possession of the entirety of the said Premises, the Developer shall be liable to pay all rates and taxes in respect of the said Premises until the said Date of Possession.

10.7 The Developer has agreed to provide warranty in respect of any deficiency in workmanship of the Developer for a period of 12 months from the date of issue of the completion certificate by the Kolkata Municipal Corporation.

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

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

ARTICLE-XI-TAXES, MAINTENANCE, ETC

11.1 The Developer shall pay all KMC rates and taxes on and from the date of receipt of vacant peaceful and khas possession of the said Premises by the Developer



and prior to that the Owners shall be responsible for due discharge of all taxes and outgoing in respect of the said Premises.

11.2 The respective parties shall be liable to pay and bear all taxes and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession. The Owners shall be deemed to have taken possession of the Owners' Allocation for the purpose of making payment of the taxes and common expenses and maintenance charges whether actual physical possession of the Owners' Allocation is taken or not by the Owners.

11.3 The Owners and the Developer shall from the Date of Possession of the Owners' Allocation maintain their respective portions at their own costs in a good and tenantable repair.

11.4 The Developer shall extend all co-operation to the Owners in forming an association for management and maintenance of the said New Building and the Owners agree to deposit and the Developer shall also collect consent along with relevant documents and signature, security/maintenance deposit from the buyers of the flats of the Developer's Allocation.

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

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



ARTICLE-XII-OBLIGATION OF THE OWNERS

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

ARTICLE-XIII- MUTUAL OBLIGATION

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

- 13.4. The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement in its entirety.
- 13.5. The parties hereto have entered into this agreement purely as a contract and nothing contained herein shall be or be construed as partnership or joint venture between them in any manner nor shall be deemed to constitute an association of persons.
- 13.6. The respective parties i.e. both the Owners and the Developer shall be liable for payment of all outgoing towards Service Tax, VAT, GST, or any other tax, cess, levy and/or statutory outgoing of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax of any nature is payable by the Owners in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations as applicable in accordance with law.
- 13.7. A waiver on the part of Owner/s or Developer of any breach of any term, provision representation, warranty, covenant or conditions of the Agreement shall not constitute a precedent nor bind either Party hereto to a waiver of any succeeding breach of the same or any other term, provision or condition of the Agreement. Such waiver shall strictly be limited to the particular breach so waived. Any waiver shall be in writing and signed by the Party granting such waiver.

ARTICLE-XIV-COMMON RESTRICTIONS

- 14.1 The Owner and/or the Developer shall not mortgage the title deeds of the Premises by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or anybody else during the tenure of this Agreement.
- 14.2 The Owner and/or the Developer shall not permit the use of the units/portions of the New Building for carrying on any wrongful, offensive, illegal and/or



immoral trade or activity nor permit the user thereof as residence or for any purpose which may cause nuisance or be hazardous to the other occupiers of the New Building.

14.3 The Owner and the Developer and/or their respective transferees shall abide by all bye-laws, rules and regulations of the Government, local bodies and the Holding Organization as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the laws, bye-laws, rules and regulations thereof.

14.4 The Owner and the Developer and/or their respective transferees shall keep the interiors, walls, sewers, drainage, pipes and other fittings and fixtures and the floor and ceiling etc. in the New Building in good, working and repair condition and in particular, so as not to cause any damage to the New Building or any part or portion thereof.

14.5 The Owner and the Developer and/or their respective transferees shall not throw or accumulate any dirt, rubbish, waste or refuse nor permit the same to be thrown or accumulated in or about the New Building or in the lobbies, stair-cases, roof, compounds, corridors or any other common portion or areas of the New Building and provision of a garbage vat shall also be made.

ARTICLE-XV- MISCELLANEOUS

15.1 Prior to Completion and Handing Over of the said New Building, the Developer shall be responsible for the removal from the Site or for otherwise making safe in accordance with applicable Indian laws and Directives, any materials generated or released by the Developer during its construction activities at the Site which are toxic or similarly hazardous to the health or safety of persons or to the environment. The Owner/Owner's Representative shall notify the Developer immediately upon the discovery of any such materials and shall provide such assistance as may be reasonably requested by the Developer to



facilitate the measures to be implemented by the Developer pursuant to this Clause.

15.2 The Developer shall be responsible for the proper fencing, guarding, lighting and security of all the Works at the Site and for the proper provision of temporary roadways, footways, guards and fences on the Site as far as necessary for the Works and so as not to endanger the owners and occupiers of adjacent property, the public and others, all in accordance with Good Industry Practice. The Developer shall be solely responsible for arranging the required watch and ward for his own working area for the entire period of the Agreement till Handing Over of the Newly Erected Building.

15.3 If, at any time prior to Handing Over of the Newly Erected Building, the Owner notifies the Developer that any work done or materials used by the Developer or any Fixtures supplied in connection with the Newly Erected Building is or are not in accordance with the Agreement, or that such part does not fulfill the requirements of the Agreement (all such matters being hereinafter in this clause called "Defects") then the Developer shall, at its own expense, remedy the defects so specified. If the Developer fails to do so in respect, of any defect and such failure poses an imminent danger to the health and/or safety of persons then the Developer without undue delay, take such steps as may in all the circumstances be reasonable to remedy such defects. If the Developer fails to do so then the cost of rectifying such defects have to be reimbursed to the Owners by the Developer for making good such defects.

ARTICLE-XVI-BREACH AND CONSEQUENCES

16.1 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.

- 16.2 In the event of the Developer failing to complete the construction of the said New Building within 36 months 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 12 months and inspite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable to pay predetermined penalty & damages to be calculated @Rs.1,00,000/= (Rupees One Lakh) only per month for each month of delay until issue of notice to the Owners notifying the completion of the Owners' Allocation in the said New Building.

ARTICLE - XVII – ARBITRATION & JURISDICTION

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



THE FIRST SCHEDULE ABOVE REFERRED TO

PART – 1A

A.1. Late Brohmonath Sen and Late Bhabanath Sen both sons of Late Hara Chandra Sen and governed by Dayabhaga School of Hindu Law jointly resided at 43/1 and 44, Ramkanta Bose Street, Kolkata being their family dwelling house. Late Brohmonath Sen was the elder brother of Late Bhabanath Sen and predeceased him on 01st May 1894.

A.2. The said Late Bhabanath Sen during his lifetime acquired several immovable properties which included 45, Ramkanta Bose Street, 37 Bose Para Lane, 43/1, Ramkanta Bose Street & 44 Ramkanta Bose Street Kolkata – 700 003, now collectively recorded as municipal premises No. 44, Ramkanta Bose Street, Kolkata – 700 003 (hereinafter referred to as the said **LAND A**).

B. 2. The said Late Bhabanath Sen during his lifetime made and published his last Will and Testament dated 20th day of May 1910 (hereinafter referred to as the said **WILL**).

B. 3. The said Late Bhabanath Sen died testate on 16th September 1914 and his wife namely Jaykali Sen predeceased him on 20th June 1909.

B. 4. The probate in respect of the said Will was duly granted by the Hon'ble High Court at Calcutta on 4th September 1915,

B. 5. In accordance with the said Will apart from other bequeathments the same inter-alia recorded that: -

- i) one Moiety of their family dwelling house comprising of 43/1, and 44, Ramkanta Bose Street was bequeathed to his sons namely Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish Chandra Sen and Nandalal Sen. The other Moiety was inherited by the heirs of Late Brohmonath Sen.
- ii) The house at 45 Ramkanta Bose Street, Kolkata – 700 003 to his eldest son namely, Priyanath Sen.



- iii) The land at 37 Bosepara Lane, Kolkata – 700 003 were divided into eight equal shares and go to his six sons namely, Priyanath Sen, Manmathanath Sen, Hemnath Sen, Satishchandra Sen, Srishchandra Sen, Nandalal Sen and two portions thereof to his two nephews, namely, Chandicharan Sen and Manilal Sen.
- C. The said Satish Chandra Sen during his lifetime also acquired several properties 42B, 42C & 42D, Ramkanta Bose Street Kolkata – 700 003, now collectively recorded as municipal premises No. 42B, Ramkanta Bose Street, Kolkata – 700 003 (hereinafter referred to as the said **LAND B**).
- D. The said Hemnath Sen, the third son of Bhabanath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 11th December 1910 leaving behind him his three sons, namely, Sachindranath Sen, Sudhindranath Sen and Satyendranath Sen as his legal heirs and representatives. His wife Sarodasundari Sen died intestate on 16th April 1950.
- E.1 The said Sachindranath Sen died intestate on 6th November 1966 leaving behind him his wife Renuka Sen, two sons, namely, Sukumar Sen and Sanat Kumar Sen and two daughters, namely, Sabita Ghosh and Namita Bose as his legal heirs and representatives.
- E.1.1 The said wife Renuka Sen died intestate on 27th March 1989.
- E.1.2 The said Sanat Kumar Sen died intestate on 17th August 1995 leaving behind his wife Ila Sen, daughter Sharmila Mitra and son Santanu Sen.
- E.1.1. 1 The said Ila Sen died intestate on 17th May 2014 leaving behind her surviving her daughter Sharmila Mitra and son Santanu Sen.
- E.1.1. 2 The said Sharmila Mitra died intestate 14th September 2016 leaving behind her surviving her husband Sankarnath Mitra and only daughter Sharnya Mitra.
- E.1.3 The said Sukumar Sen died intestate on 10th March 1999 leaving behind him surviving his two sisters namely, Sabita Ghosh and Namita Bose as his only legal heirs and representatives in accordance with the Hindu Succession Act.

E.1.4 The said Namita Bose died intestate on 11th March 2014 leaving behind her no issue and as such her share devolved upon her living sister Sabita Ghosh.

E.1.5 The said Sabita Ghosh died intestate on 15th January 2022 leaving behind her the legal heirs of her predeceased son namely Kushal Ghosh i.e. his wife Vasundhara Ghosh and one son Kaustav Ghosh as her only surviving legal heirs and/or representatives.

E.2.1 The said Sudhindranath Sen, the second son of Hemnath Sen died on 3rd August 1971. In accordance with the Will of Late Sudhindranath Sen dated January 3, 1962 which was duly probated on April 28, 1983, he bequeathed all his properties to his two sons, namely Pranab Kumar Sen and Amrita Kumar Sen. His wife Indira Sen died intestate on 14th November 1998.

E.2.2 The said Pranab Kumar Sen died intestate on 2nd July 1978 leaving behind his wife Sabita Sen daughter Anuradha Saha and son Rashen Sen as his legal heirs and representatives.

E.3.1 The said Satyendra Nath Sen the third son of the said Late Hemnath Sen during his lifetime made and published his last will and testament dated 09th July 1986 whereby and wherein the said Satyendra Nath Sen upon his death gave and bequeathed all his assets to his two sons namely Siddhartha Sen and Sugata Sen.

E.3.2 The said Late Satyendranath Sen died testate on 30th October 1992.

E.3.3 The probate in respect of the said Last Will and Testament dated 09th July 1986 of the said Late Satyendranath Sen was granted by the Ld. City Civil Court, Calcutta in probate case No. 84 of 2010 on 30th January 2015.

F.1. The said Priyanath Sen, the first son of Bhabanath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 21st February 1929 leaving behind him his three sons, namely, Dhirendranath Sen, Dwijendranath Sen and Jitendranath Sen as his legal heirs and representatives. His wife Kirankumari died intestate on 17th January 1932.



F.1.1 The said Dhirendranath Sen during his lifetime made and published his last will and testament dated 28th March 1964, whereby and wherein upon his death the said Dhirendranath Sen gave and bequeathed his estate and/or properties including the immovable properties to his three nephews namely Dilip Kumar Sen, Dipak Kumar Sen and Proshanta Sen.

F.1.2 The said Dhirendranath Sen, died testate on 10th January 1971.

F.1.3 The probate in respect of the said last Will and testament dated 28th March, 1964 of the said Late Dhirendra Nath Sen was duly granted by the Hon'ble High Court at Calcutta in Case No. 180 of 1978 on 29th April 1981.

F.2.1 The said Dwijendranath Sen, during his lifetime made and published his last Will and Testament dated October 17, 1971 whereby and wherein upon his death the said Dwijendranath Sen gave and bequeathed his estate and/or properties including the immovable properties to his wife Chameli Sen for life and thereafter to his three sons Dilip Kumar Sen, Dipak Kumar Sen and Proshanta Sen.

F.2.2 The said Dwijendranath Sen died testate on 11th April 1980.

F.2.3 The said Chameli Sen died on 24th July 1984.

F.2.4 The probate in respect of the said last Will and Testament dated October 17, 1971 of the said Late Dwijendra Nath Sen duly granted by the Hon'ble High Court at Calcutta in P. L. A No. 34 of 2017 on 1st August 2017.

F.2.5 The said Dilip Kumar Sen died intestate on 25th August 2000 leaving behind his wife Jayasri Sen and daughter Urmi Ghosh as his surviving legal heirs and/or representatives.

F.2.6 The said Dipak Kumar Sen died intestate on 12th August 2009 leaving behind his only daughter Dyuti Ganguly as legal heir and/or representative since his wife Sikha Sen predeceased him on 20th November 2008.

F.2.7 The said Proshanta Sen died intestate on 7th December 2019 leaving behind his wife Chandra Sen and daughter Alo Basu as his only legal heirs and/or representatives.

F.3.1 The said Jitendranath Sen, the third son of Late Priyanath Sen died intestate on 12th March 1984 leaving behind his widow Amiya Sen and three daughters, namely, Mina Roy, Rina Ray and Dipti Ghosh as his legal heir and representative. His wife Amiya Sen died intestate on 30th October 1995.

F.3.2 The said Dipti Ghosh died intestate on 19th May 2017 and her husband Satyaprasad Ghosh died intestate on 22nd April 2021 leaving behind them surviving two daughters, namely, Shaista Qadeer and Sarah Asif Ahmad as their only surviving legal heirs and/or representatives.

G. The said Manmathanath Sen, the second son of Bhabanath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22nd June 1945. His wife Akshaykumari Sen predeceased him on 16th July 1914. They had no issue and after his death his share had devolved on his own three younger living brothers namely, Satishchandra Sen, Srishchandra Sen and Nandalal Sen as his legal heirs and representatives.

H. The said Nandalal Sen, the youngest son of Bhabanath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 26th September 1948 leaving behind him his only son Khagendranath Sen as his legal heir and representative. His wife Umasashi Sen predeceased him on 12th December 1925.

H.1 The said Khagendranath Sen during his lifetime made and published his last will and testament dated 7th November 1968 whereby and wherein the said Khagendranath Sen upon his death gave and bequeathed all his assets including immovable properties to his two sons namely Pradyot Kumar Sen and Bidyut Sen subject to life interest of residence of his wife Bijoli Prabha Sen.

H.2 The said Khagendranath Sen died testate on 20th October 1989.

H.3 The probate in respect of the said last Will and testament dated November 7, 1968 was duly granted by the Hon'ble High Court at Calcutta in No. 103 of 1990 on 03rd August 1990.



H.4 The wife of the said Khagendranath Sen namely Bijoli Prabha Sen died on 18th January 2007.

H.5 The said Pradyot Kumar Sen died intestate on 10th January 2010 leaving behind him surviving his widow Alok Sen and his only son Debapriyo Sen as only surviving legal heirs and/or representatives.

H.6 The said Bidyut Sen died intestate on 17th January 2010 leaving behind him surviving his widow Kumkum Sen one son Debabrata Sen and one daughter Swarnamoyee Sen as his only surviving legal heirs and/or representatives.

I. The said Satish Chandra Sen, the fourth son of Bhabanath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 21st February 1950 leaving behind him surviving his five sons, namely, Haridas Sen, Krishna Chandra Sen, Bishnu Charan Sen, Deb Kumar Sen and Ajoy Kumar Sen as his legal heirs and representatives. His wife Sailabala Sen predeceased him on 4th April 1948.

I.1 The said Haridas Sen, the eldest son of Satish Chandra Sen, died intestate on 11th February 1977 leaving behind him his wife Kanarani Sen, daughter Sunanda Basu and son Subir Sen.

I.1.1 The said Kanarani Sen died intestate on 5th March 2019 leaving behind her surviving her daughter Sunanda Basu and son Subir Sen as only surviving legal heirs and/or representatives.

I.2 The said Krishna Chandra Sen, the second son of Satish Chandra Sen, died intestate on 21st April 1987 leaving behind him his wife Mira Sen and two sons, namely, Subrata Sen and Sudipta Sen as his only surviving legal heirs and representatives.

I.2.1 The said Mira Sen died intestate on 30th August 2011 leaving behind her surviving her two sons namely, Subrata Sen and Sudipta Sen as her only surviving legal heirs and representatives.



I.3 The said Deb Kumar Sen, the fourth son of Satish Chandra Sen died intestate on 24th June 1999 leaving behind him his wife Basanti Sen and two sons, namely, Supratik Sen and Supriyo Sen as his only surviving legal heirs and representatives.

I.4 The said Ajoy Kumar Sen, the youngest son of Satish Chandra Sen died intestate on 2nd January 2000 leaving behind him surviving his wife Mira Sen as his only surviving legal heir and/or representative.

I.4.1 The said Mira Sen died intestate on 25th January 2010 and since she had no issues she left behind her surviving the nephews of her husband namely Subir Sen (son of Haridas Sen), Subrata Sen & Sudipta Sen (both sons of Krishna Chandra Sen) and Supratik Sen & Supriyo Sen (both sons of Deb Kumar Sen) and niece of her husband namely Sunanda Basu (daughter of Haridas Sen) as her only surviving legal heirs and/or representatives.

I.5 The said Bishnu Charan Sen the third son of Satish Chandra Sen during his lifetime made and published his last will and testament dated 16th April 1997 whereby and wherein the said Bishnu Charan Sen upon his death for life to his wife Kamala (Itu) Sen and thereafter to his five nephews namely Subir Sen (son of Haridas Sen), Subrata Sen & Sudipta Sen (both sons of Krishna Chandra Sen) and Supratik Sen & Supriyo Sen (both sons of Deb Kumar Sen) absolutely and forever.

I.5.1 The said Bishnu Charan Sen died testate on 18th January 2010 and his wife Kamala (Itu) Sen predeceased him on 15th November 2002.

I.5.2 The probate in respect of the last will and testament dated 16th April 1997 of the said Bishnucharan Sen was duly granted by the Hon'ble High Court at Calcutta in P.L.A. No. 436 of 2019 and the same was granted on 24th March 2022.

J. The said Sirish Chandra Sen, the fifth son of Late Bhabanath Sen, during his lifetime made and published his last will and testament dated 22nd November 1948 whereby and wherein the said Sirish Chandra Sen upon his death gave devised and bequeathed his undivided share into or upon the said Premises divided in 5 equal parts out of which one part to his wife Lilabati Devi, one part each to his three



sons namely Samiran Sen, Surhit Chandra Sen and Somen Chandra Sen and one part for life to his another son Sushil Chandra Sen and after his demise to the legal heirs of his son Sushil Chandra Sen. The said Sirish Chandra Sen did not give any right and/or share to his fifth son namely Saral Chandra Sen.

J.1.1 The said Sirish Chandra Sen died testate on 25th August 1958.

J.1.2 The executors to the last will and testament dated 22nd November 1948 of the said Sirish Chandra Sen (since deceased) applied for and obtained probate in respect of the last will and testament dated 22nd November 1948 of the said Sirish Chandra Sen (since deceased) from the High Court at Calcutta in case No. 239 of 1959 on 8th September 1959.

J.2.1 The said Lilabati Devi died intestate on 11th December 1966 leaving behind her surviving her four sons, namely, Sushil Chandra Sen, Samiran Sen, Suhrit Chandra Sen and Somen Chandra Sen as her only surviving legal heirs and representatives, since her another son namely Saral Chandra Sen predeceased her on 18th August 1966.

J.3.1 The said Sushil Chandra Sen died intestate leaving behind him surviving his three brothers namely Samiran Sen, Suhrit Chandra Sen and Somen Chandra Sen as his only surviving legal heirs and/or representatives.

J.4.1 The said Samiran Sen, died intestate on 14th July 1991 leaving behind him surviving his wife Rekha Sen and only son Surajit Sen as his only surviving legal heirs and/or representatives.

J.4.2 The said Rekha Sen died intestate on 23rd December 2020 leaving behind her surviving her only son Surajit Sen as her only surviving legal heir and/or representative.

J.5.1 The said Suhrit Chandra Sen, the second son of Sirish Chandra Sen died intestate on 15th December 1987 leaving behind his wife Dipti Sen, one daughter Sudipa Ghosh and one son Dr. Satyajit Sen as his only surviving legal heirs and/or representatives.

J.5.2 The said Dipti Sen died intestate on 7th December 2012 leaving behind her surviving her daughter Sudipa Ghosh and son Dr. Satyajit Sen as her only surviving legal heirs and representatives.

J.5.3 The said Sudipa Ghosh died intestate on 18th June 2022 leaving behind her surviving her only daughter Sanghamitra Sen as her only legal heiress and/or representative since her husband namely Sabyasachi Ghosh predeceased her on 29th May 2017.

J.6.1 The said Somenchandra Sen, the youngest son of Srishchandra Sen died intestate on 5th June 2003 leaving behind him his wife Purabi Sen as his only legal heir and representative.

PART – 1B

A. The said Chandicharan Sen, the eldest son of Brohmonath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 19th December 1926 Leaving behind him surviving his wife Khirodamohini Sen and three sons, namely, Narendranath Sen, Jnanendranath Sen and Birendranath Sen as his only surviving legal heirs and/or representatives. The said Khirodamohini Sen died intestate on 18th July 1930.

A.1 The said Narendranath Sen, the first son of Chandicharan Sen was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 5th September 1938 leaving behind him surviving his wife Nandarani Sen and three sons, namely, Dwipen Sen, Ganendranath Sen and Amarendranath Sen. The said Nandarani Sen died intestate on 19th July 1945.

A.1.1 The said Amarendranath Sen died intestate on 12th April 1990 leaving behind him surviving his wife Sunita Sen and two daughters namely, Bulu Kundu and Suparna Biswas.



- A.1.2 The said Sunita Sen died intestate on 6th April 2010 leaving behind her surviving her two daughters, namely, Bulu Kundu and Suparna Biswas as her only surviving legal heirs and/or representatives.
- A.1.3 The said Ganendranath Sen a bachelor died intestate on 3rd June 1998 leaving behind him surviving his brother Dwipen Sen and sister Bani Bose as his only surviving legal heirs and/or representatives.
- A.1.4 The said Bani Bose died intestate on 2nd January 2019 leaving behind her surviving her three sons namely Jayanta Bose, Swapan Bose and Subrata Bose, two daughters namely Jayanti Raye and Dipti Sarkar and the only surviving legal heir of her predeceased son Gobindo Bose who had died intestate on 21st June 2007 i.e. her daughter – in – law namely Sarbani Bose as her only legal heirs and/or representatives since her husband namely Madhabendra Nath Bose predeceased her
- A.1.5 The said Dwipen Sen died intestate on 16th September 2000 leaving behind him surviving his wife Kanak Sen and three sons, namely, Nilratan Sen, Shyamal Sen and Dilip Sen as his only surviving legal heirs and/or representatives.
- A.1.6 The said Kanak Sen, wife of Dwipen Sen, died intestate on 31st December 2004 leaving behind her surviving her three sons, namely Nilratan Sen, Shyamal Sen and Dilip Sen as her only surviving legal heirs and/or representatives.
- A.2 The said Jnanendranath Sen, the second son of Chandicharan Sen, governed by the Dayabhaga School of Hindu law died intestate on 16th October 1948 leaving behind him surviving his two sons namely Jogendranath Sen and Bijendranath Sen as his only surviving legal heirs and/or representative since his wife Parul Bala Sen predeceased him on 20th December 1920.



- A.2.1 The said Jogendranath Sen died intestate on 2nd November 1967 leaving behind him surviving his wife Jayanti Sen and only son Jayanta Sen as his only surviving legal heirs and/or representative.
- A.2.2 The said Jayanti Sen died intestate on 25th February 1984 leaving behind her surviving her only son Jayanta Sen as her only legal heir and/or representative.
- A.2.3 The said Jayanta Sen died intestate on 29th September 2017 leaving behind him surviving his only daughter Ishita Sen as his only surviving legal heiress and/or representative since his wife Arati Sen predeceased him on 20th December 2010.
- A.2.4 The said Bijendranath Sen died intestate on 8th September 2003 leaving behind him surviving his only daughter Jayita Bardhan as his only surviving legal heiress and/or representative since his wife Inu Sen predeceased him on 20th April 1986.
- A.3 The said Birendra Nath Sen, the youngest son of Chandicharan Sen governed by the Dayabhaga School of Hindu law died intestate on 20th November 1956 leaving behind him surviving his wife Jamunabala Sen, five sons, namely, Bimalendu Sen, Barendranath Sen, Brojendranath Sen, Balendranath Sen and Prafulla Kumar Sen and five daughters, namely, Dipali Ghosh, Santi Sen, Anjali Sen, Latika Ghosh and Mala Ghosh.
- A.3.1 The said Brojendranath Sen, the third son of Birendranath Sen died intestate on 3rd December 1970 as bachelor leaving behind him surviving his mother Jamunabala Sen as his only legal heiress and/or representative.
- A.3.2 The said Jamunabala Sen died intestate sometime in the year 1971 leaving behind her surviving her four sons namely Bimalendu Sen, Barendranath Sen, Balendranath Sen and Prafulla Kumar Sen and five daughters, namely, Dipali Ghosh, Santi Sen, Anjali Sen, Latika Ghosh and Mala Ghosh as her only surviving legal heirs and/or representatives.
- A.3.3 The said Prafulla Kumar Sen died intestate on 3rd June 1991 leaving behind him surviving his wife Pranati Sen, daughter Chandana Sengupta and son Pritam Sen as his only surviving legal heirs and representatives.

A.3.4 The said Santi Sen, the second daughter of Birendranath Sen died intestate as spinster on 21st January 1992 leaving behind her three surviving brothers, namely, Bimalendu Sen, Barendranath Sen and Balendranath Sen and four surviving sisters, namely, Dipali Ghosh, Anjali Sen, Latika Ghosh and Mala Ghosh as her legal heirs and representative.

A.3.5 The said Dipali Ghosh, died intestate on 13th September 1998 leaving behind her surviving her two daughters, namely, Annapurna Mitra and Kamala Chatterjee as her only surviving legal heirs and/or representatives since her husband namely Sisir Kumar Ghosh predeceased her on 09th October 1997.

A.3.5.1 The said Kamala Chatterjee died intestate on 30th January 1997 leaving behind her surviving her husband namely Gautam Chatterjee and only son Tritirtha Chatterjee as her only legal heirs and/or representative. The husband of the said Kamala Chatterjee (since deceased) namely Gautam Chatterjee died intestate on 4th September 2014.

A.3.6 The said Barendranath Sen, the second son of Birendranath Sen died intestate on 2nd May 2001 as bachelor leaving behind him surviving his two brothers, namely, Bimalendu Sen and Balendranath Sen and three surviving sisters, namely, Anjali Sen, Latika Ghosh and Mala Ghosh as his only surviving legal heirs and/or representatives.

A.3.7 The said Bimalendu Sen, the eldest son of Birendranath Sen died intestate on 20th May 2002 as bachelor leaving behind him his only surviving brother Balendranath Sen and three surviving sisters, namely, Anjali Sen, Latika Ghosh and Mala Ghosh as his legal heirs and representatives.

A.3.8 The said Balendranath Sen, the fourth son of Birendranath Sen died intestate on 11th October 2003 as bachelor leaving behind him surviving his three sisters, namely, Anjali Sen, Latika Ghosh and Mala Ghosh as his only surviving legal heirs and/or representatives.

A.3.9 The said Mala Ghosh, the youngest daughter of Birendranath Sen died intestate on 20th January 2011 leaving behind her only son Subhro Ghosh. Her husband Saroj Kumar Ghosh predeceased her.

A.3.10 The said Anjali Sen, the third daughter of Birendranath Sen died as spinster on 25th July 2011 leaving behind her only surviving sister Latika Ghosh as her legal heir and representative.

A.3.11 The said Latika Ghosh and during her lifetime made and published her last will and testament dated 04th June 2014 whereby and wherein the said Latika Ghosh upon her death gave and bequeathed all her immovable and movable properties and assets unto and in favour of her nephew Subhro Ghosh, son of the said Mala Ghosh.

A.3.11.a The said Latika Ghosh died testate on 15th June 2014.

A.3.11.b The Executor to the last will and testament dated 04th June 2014 of the said Late Latika Ghosh applied for grant of probate in respect of the said last will and testament dated 04th June 2014 of the said Late Latika Ghosh and the same was proved by the High Court at Calcutta on 19th May 2017 in Case No. 286 of 2014 and granted on 18th September 2017.

A.3.11.c The said Subhro Ghosh died intestate on 7th December 2019 leaving behind him surviving his wife Chitralkha Ghosh, one daughter Sayantani Ghosh and one son Sritamo Ghosh as only surviving legal heirs and/or representatives.

B. The said Manilal Sen, the second son of Brohmonath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 15th December 1945 leaving behind him surviving his wife Nirodebala and two sons, namely, Rabindranath Sen and Dinabandhu Sen.

B.1 The wife of the said Manilal Sen namely Nirodebala died intestate on 26th September 1948.



- B.2 The said Rabindranath Sen, the eldest son of Manilal Sen died intestate 2nd June 1944 leaving behind him two sons, namely, Tarun Kumar Sen and Dr. Asoke Sen. His wife Sulata Sen died intestate on 19th June 1970.
- B.2.1 The said Dr. Asoke Sen died intestate on 2nd August 2011 leaving behind him his wife Indrani Sen and two sons, namely Indrajit Sen and Suvajit Sen as his only surviving legal heirs and representatives.
- B.2.2 The said Tarun Kumar Sen died intestate on 26th October 2020 as bachelor and his share devolved upon his two nephews, both sons of Dr. Asoke Sen, namely Indrajit Sen and Suvajit Sen as his only surviving legal heirs and representatives.
- B.3 The said Dinabandhu Sen (the youngest son of Manilal Sen) during his lifetime made and published his last will and testament dated 30th September 1965 whereby and wherein the said Dinabandhu Sen upon his death gave and bequeathed all his movable and immovable assets and properties unto and in favour of his two sons namely Amal Kumar Sen and Shyamal Kumar Sen absolutely and forever.
- B.3.1 The said Dinabandhu Sen died testate on 24th May 1966.
- B.3.2 The probate in respect of the said last will and testament dated 30th September 1965 of the said Dinabandhu Sen was granted by the Hon'ble High Court at Calcutta in P. L. A. No. 73 of 1969 on 11th August 1969.
- B.3.3 The wife of the said Dinabandhu Sen namely Phularani Sen died intestate on 14th July 1993.
- C. The said Jiban Krishna Sen, the youngest son of Brohmonath Sen died intestate on 9th May 1964 leaving behind him surviving his wife Sneharani Sen alias Snehlata Sen, two sons, namely, Shankar Sen and Sumit Kumar Sen and four daughters, namely, Mayarani Mitra, Ila Mitra, Belarani Dey and Bina Bose as his only surviving legal heirs and/or representatives.
- C.1 The said Sneharani Sen alias Snehlata Sen died intestate on 24th November 1965.



- C.2The said Mayarani Mitra, died intestate on 17th January 1965 leaving behind her surviving her husband Sailendranath Mitra and two daughters, namely, Rina Ghosh and Mina Bose as her only surviving legal heirs and/or representatives.
- C.2.1 The said Sailendranath Mitra died intestate on 10th January 1970.
- C.2.2 The said Mina Bose died intestate on 08th August 2012 leaving behind her surviving her two daughters namely Sangita Pandey Basu and Sanchita Ghosh as her surviving legal heirs and/or representatives and her husband Tapan Bose died intestate on 31st January 2018.
- C.3The said Shankar Sen died intestate on 25th January 1969 as bachelor leaving behind him surviving his brother Sumit Kumar Sen and three surviving sisters, namely, Ila Mitra, Belarani Dey and Bina Bose as his legal heirs and representatives.
- C.4The said Sumit Kumar Sen, died intestate on 11th February 1996 leaving behind him surviving his two sisters, namely, Belarani Dey and Bina Bose as his only surviving legal heirs and/or representatives.
- C.5The said Ila Mitra, died intestate on 25th May 1985 leaving behind her surviving her three sons, namely, Amit Kumar Mitra, Asit Kumar Mitra and Anup Kumar Mitra since her husband namely Amiya Krishna Mitra predeceased her on 13th November 1970.
- C.5.1 The said Anup Kumar Mitra died intestate on 1st June 1994 leaving behind him surviving his wife Sabita Mitra and only son Arindam Kumar Mitter as his only surviving legal heir and/or representative. The said Sabita Mitra died intestate 18th February 2020.
- C.5.2 The said Amit Kumar Mitra died intestate on 23rd October 2013 leaving behind him surviving his wife Rajani Mitra as his only surviving legal heir and/or representative.
- C.6The said Belarani Dey died intestate on 7th January 2004 leaving behind her son Subrata Dey and three daughters, namely, Mita Ghosh, Nita Mitra and Rita Mitra

as her legal heirs and representatives, since her husband Arun Kumar Dey died intestate on 12th February 1970.

C.6.1 The said Subrata Dey, died intestate on 24th July 2007 leaving behind him surviving his wife Banani De and only son Susobhan Dey as his only surviving legal heirs and/or representative. The said Banani De died intestate on 7th February 2021.

C.6.2 The said Rita Mitra died intestate on 1st February 2016 leaving behind her surviving her husband Rajendra Nath Mitra as her only surviving legal heir and/or representative.

C.7 The said Bina Bose, wife of Late Provat Kumar Bose, the youngest daughter of Jibankrishna Sen died intestate on 3rd December 2008 leaving behind her only son (69) Gautam Bose as her present legal heir and representative. Bina Bose's husband Provat Kumar Bose died intestate on 25th April 1982.

D. The said Sailendranath Sen, during his lifetime made and published his last will and testament dated 05th December 1964 whereby and wherein the said Sailendranath Sen upon his death gave and bequeathed all his assets including his movable and immovable properties unto and in favour of his nephews Shankar Sen and Sumit Kumar Sen absolutely and forever.

D.1 The Sailendranath Sen died testate on 9th December 1970 as bachelor.

D.2 The probate in respect of the last will and testament dated 05th December 1964 of the said Late Sailendranath Sen was granted by the Hon'ble High Court at Calcutta in Probate Case No. 102 of 1974 on 12th May 1980.

PART: 2

1. By the deed of gift dated 26th July 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 315477 to 315492 being No. 190208581 for the year 2022, Annapurna Mitra gifted unto and in favour of Pritam Sen **ALL THAT** the undivided total 0.25% part and/or

share into or upon the said Land A in the manner as contained and recorded therein.

2. By the deed of gift dated 26th July 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 315390 to 315408 being No. 190208585 for the year 2022, Chitralekha Ghosh, Sayantani Ghosh and Sritamo Ghosh gifted unto and in favour of Pritam Sen **ALL THAT** the undivided 01% part and/or share into or upon the said Land A in the manner as contained and recorded therein.
3. By the deed of gift dated 21st August 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485421 to 485442 being No. 190214329 for the year 2022, Chandana Sengupta and Praniti Sen gifted unto and in favour of Pritam Sen **ALL THAT** the undivided total 0.2942% part and/or share into or upon the said Land A in the manner as contained and recorded therein.
4. By the deed of gift dated 16th September 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 387526 to 387541 being No. 190210997 for the year 2022, Indrani Sen and Indrajit Sen gifted unto and in favour of Suvajit Sen **ALL THAT** the undivided 03.4477% part and/or share into or upon the said Land A in the manner as contained and recorded therein.
5. By the deed of gift dated 21st September 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 484577 to 484595 being No. 190214305 for the year 2022, Dilip Sen, Nilratan Sen and Shyamal Kumar Sen gifted unto and in favour of Bulu Kundu and Suparna Biswas **ALL THAT** the undivided total 0.659% part and/or share equally into or upon the said Land A in the manner as contained and recorded therein.
6. By the deed of gift dated 16th September 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in

page 387542 to 387557 being No. 190210998 for the year 2022 Sabita Sen gifted unto and in favour of Rashen Sen and Anuradha Saha **ALL THAT** the undivided total 0.61% part and/or share equally into or upon the said Land A in the manner as contained and recorded therein.

7. By the deed of conveyance dated 10th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 467642 to 467668 being No. 190213696 for the year 2022, Arindam Kumar Mitter sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 0.4739% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
8. By the deed of conveyance dated 12th October 2022 registered on 12th November 2022 with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 484294 to 484323 being No. 190214306 for the year 2022, Jayasree Sen, Urmi Ghosh and Dyuti Ganguly sold transferred and conveyed unto and in favour of Chandra Sen **ALL THAT** the undivided 0.5008% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
9. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 467669 to 467701 being No. 190213697 for the year 2022, Jayanta Bose, Swapan Bose, Sarabani Bose, Subrata Bose, Jayanti Raye and Dipti Sarkar sold transferred and conveyed unto and in favour of Shaista Qadeer and Sarah Saif Ahmad **ALL THAT** the undivided 0.656% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
10. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 –

2022 in pages 467702 to 467731 being No. 190213698 for the year 2022, Rajendra Nath Mitra sold transferred and conveyed unto and in favour of Shaista Qadeer and Sarah Saif Ahmad **ALL THAT** the undivided 0.702% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.

11. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 468003 to 468034 being No. 190213703 for the year 2022, Chitralkha Ghosh, Sayantani Ghosh and Sritamo Ghosh sold transferred and conveyed unto and in favour of Alo Basu **ALL THAT** the undivided 02% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
12. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 468035 to 468061 being No. 190213704 for the year 2022, Santanu Sen, Sankarnath Mitra and Sharanya Mitra sold transferred and conveyed unto and in favour of Alo Basu **ALL THAT** the undivided 0.9144% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
13. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 468146 to 468170 being No. 190213706 for the year 2022, Rina Ray sold transferred and conveyed unto and in favour of Alo Basu **ALL THAT** the undivided 01.4397% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
14. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 484354 to 484382 being No. 190214308 for the year 2022, Dilip

Sen, Nilratan Sen, and Shyamal Kumar Sen sold transferred and conveyed unto and in favour of Shaista Qadeer and Sarah Saif Ahmad **ALL THAT** the undivided 01.318% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.

15. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485350 to 485376 being No. 190214327 for the year 2022, Bulu Kundu and Suparna Biswas sold transferred and conveyed unto and in favour of Alo Basu **ALL THAT** the undivided 01.973% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
16. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 468062 to 468089 being No. 190213705 for the year 2022, Vasundhara Ghosh sold transferred and conveyed unto and in favour of Swarnamoyee Sen **ALL THAT** the undivided 01.3725% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
17. By the deed of conveyance dated 12th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485392 to 485420 being No. 190214328 for the year 2022, Rajendra Nath Mitra sold transferred and conveyed unto and in favour of Dr. Satyajit Sen **ALL THAT** the undivided 0.093% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
18. By the deed of gift dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485061 to 485079 being No. 190214375 for the year 2022, Jayita Bardhan gifted unto and in favour of Debapriyo Sen **ALL THAT** the undivided total 0.4083%



part and/or share into or upon the said Land A in the manner as contained and recorded therein.

19. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485011 to 485036 being No. 190214373 for the year 2022, Anuradha Saha sold transferred and conveyed unto and in favour of Subrata Sen **ALL THAT** the undivided 0.915% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
20. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485037 to 485060 being No. 190214374 for the year 2022, Amrita Kumar Sen sold transferred and conveyed unto and in favour of Subrata Sen **ALL THAT** the undivided 0.698% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
21. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485080 to 485106 being No. 190214376 for the year 2022, Subir Sen sold transferred and conveyed unto and in favour of Suvajit Sen **ALL THAT** the undivided 0.56% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
22. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485107 to 485137 being No. 190214377 for the year 2022, Subir Sen, Sudipta Sen and Dr. Supratik Sen sold transferred and conveyed unto and in favour of Subrata Sen **ALL THAT** the undivided 01.982% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.



23. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485159 to 485183 being No. 190214380 for the year 2022, Amrita Kumar Sen sold transferred and conveyed unto and in favour of Hon'ble Justice (Retd.) Shyamal Kumar Sen **ALL THAT** the undivided 01.132% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
24. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485184 to 485213 being No. 190214381 for the year 2022, Nita Mitra, Asit Kumar Mitra, Susabhan De and Mita Ghosh sold transferred and conveyed unto and in favour of Subrata Sen **ALL THAT** the undivided 02.4941% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
25. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485214 to 485239 being No. 190214382 for the year 2022, Jayita Bardhan sold transferred and conveyed unto and in favour of Supriyo Sen **ALL THAT** the undivided 01.563% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
26. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485240 to 485266 being No. 190214383 for the year 2022, Kaustav Ghosh sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 01.3725% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
27. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 –

2022 in pages 486639 to 486665 being No. 190214371 for the year 2022, Sangita Pandey Basu and Sanchita Ghosh sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 0.2396% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.

28. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 486612 to 486638 being No. 190214372 for the year 2022, Rina Ghosh sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 0.354% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
29. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485294 to 485321 being No. 190214385 for the year 2022, Tritirtha Chatterjee sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 0.245% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
30. By the deed of conveyance dated 27th November 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485322 to 485349 being No. 190214386 for the year 2022, Mita Ghosh sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 0.3816% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
31. By the deed of conveyance dated 27th November 2022 and registered on 28th November 2022 with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 485267 to 485293 being No. 190214384 for the year 2022, Rajni Mitra sold transferred and conveyed unto and in favour of

Swastic Heights Private Limited **ALL THAT** the undivided 0.4739% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.

32. By the deed of conveyance dated 24th December 2022 registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2023 in pages 7280 to 7305 being No. 190216097 for the year 2022, Surajit Sen sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 04.8784% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
33. By the deed of conveyance dated 26th December 2022 registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2023 in pages 7550 to 7574 being No. 190216103 for the year 2022, Gautam Bose sold transferred and conveyed unto and in favour of Alo Basu **ALL THAT** the undivided 0.30% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
34. By the deed of conveyance dated 26th December 2022 registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2023 in pages 7525 to 7549 being No. 190216102 for the year 2022, Gautam Bose sold transferred and conveyed unto and in favour of Supriyo Sen **ALL THAT** the undivided 0.30% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
35. By the deed of conveyance dated 26th December 2022 registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2023 in pages 7380 to 7404 being No. 190216101 for the year 2022, Gautam Bose sold transferred and conveyed unto and in favour of Subrata Sen **ALL THAT** the undivided 02.598% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.



36. By the deed of gift dated 26th December 2022 registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2023 in pages 7325 to 7342 being No. 190216098 for the year 2022, Sunanda Basu gifted and transferred unto and in favour of Subir Sen **ALL THAT** the undivided 01.9513% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
37. By the deed of gift dated 26th December 2022 registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2023 in pages 7363 to 7379 being No. 190216100 for the year 2022, Sunanda Basu gifted and transferred unto and in favour of Subir Sen **ALL THAT** the undivided 13.34% part and/or share into or upon the said Land B for the consideration and in the manner as contained and recorded therein.
38. By the deed of conveyance dated 05th January 2023 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2023 in pages being No. 190200418 for the year 2023, Sanjay Basu sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 0.1198% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.
39. By the deed of conveyance dated 13th January 2023 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2023 being No. 190200506 for the year 2023, Amal Kumar Sen sold transferred and conveyed unto and in favour of Swastic Heights Private Limited **ALL THAT** the undivided 02.9562% part and/or share into or upon the said Land A for the consideration and in the manner as contained and recorded therein.

By virtue of the afore-recited incidents and deeds and documents, owners have become the owners of **ALL THAT** the said LAND A and the said LAND B absolutely and forever free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, tenancies, trespassers, occupiers, HUF, pawn, pledge, minor share,

debuttor whatsoever and/or howsoever and jointly the said Land A and the said Land B is in this agreement for the sake of brevity referred to as the said **PREMISES** and is morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written.

THE SECOND SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece and parcel of land admeasuring an area of about **36 (thirty - six) cottahs 04 (four) chittacks and 26 (twenty - six) sq. ft.** be the same a little more or less together with the partly three, partly two and partly one storied buildings and other structures standing thereon and all lying situate at and/or being municipal premises Nos. 42B, Ramkanta Bose Street (including 42C, Ramkanta Bose Street and 42D, Ramkanta Bose Street) and 44, Ramkanta Bose Street (including 43/1, Ramkanta Bose Street, 45, Ramkanta Bose Street and 37, Bose Para Lane), Kolkata 700 003 PO Baghbazar, PS Shyampukur in ward No. 08 of the Kolkata Municipal Corporation and having assessee Nos. 110084400660 & 110084400725 and is butted and bounded in the manner as follows:

ON THE NORTH: Partly by municipal premises No. 29B, Bose Para Lane, partly by municipal premises No. 38C, Bose Para Lane, partly by municipal premises No. 38/1A, Bose Para Lane and partly by municipal premises No. 38/1B, Bose Para Lane;

ON THE EAST: Partly by municipal premises No. 41/1B, Ramkanta Bose Street, partly by municipal premises No. 41/1C, Ramkanta Bose Street, partly by municipal premises No. 41/1D, Ramkanta Bose Street, partly by municipal premises No. 41/1A, Ramkanta Bose Street, partly by municipal premises No. 43, Ramkanta Bose Street, partly by municipal premises No. 42F, Ramkanta Bose Street and partly by municipal premises No. 42E, Ramkanta Bose Street;

ON THE WEST: Partly by municipal premises No. 45/1, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street, partly by municipal premises No. 50/1B, Bose Para Lane, partly by municipal premises No. 38/1B, Bose Para Lane and partly by common passage;

ON THE SOUTH: Partly by KMC Road named by Ramkanta Bose Street, partly by municipal premises No. 15/1, Ramkanta Bose Street, partly by municipal premises No. 42A, Ramkanta Bose Street, partly by municipal premises 42E, Ramkanta Bose Street;

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

THE THIRD SCHEDULE ABOVE REFERRED TO
(ALLOCATIONS)

PART - I OWNERS' ALLOCATION

1. 50% of the entire saleable residential areas of upper floors less 2178 sq. ft. built up area subject to minimum of 24,122 sq. ft. of the said New Building so as to comprise of the following flats:

No.	AREA	TYPE	FLOOR
1	483	A (Split)	2
2	483	A (Split)	2
3	751	H	5
4	1188	C	2
5	751	H	1
6	729	J	4
7	966	A	3
8	729	J	1
9	751	D	4
10	751	D	5
11	1188	C	4
12	751	H	3
13	729	J	3
14	1191	B	4

15	1191	B	2	
16	1142	G	4	
17	109			
18	483	A (Split)	1	
19	1142	G	3	
20	1191	B	1	
21	1191	B	3	
22	483	A (Split)	1	
23	966	A	4	
24	841	E	4	
25	1142	G	5	
26	966	A	5	
27	729	J	2	
28	841	E	5	
29	264	C	3	Being 22.22% of the flat having 1188 sq. ft.
Total	24,122			

2. 50% of the ground floor of the said New Building after providing for the common parts and portions thereat;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;
5. The existing Thakurbari/Place of worship at the said Premises shall be rebuilt at the cost and expenses of the Developer besides the Owners' Allocation as stated above;

PART – II DEVELOPER'S ALLOCATION

1. 50% of the entire saleable areas of upper floors of the said New Building add 2178 sq. ft. built up area (subject to the Owners' Allocation of 24,122 sq. ft. for the Owners as hereinabove stated) so as to comprise of the following flats: -



Area	Type	Floor	
966	A	6	
1191	B	5, 6	
1188	C	1, 5, 6	
751	D	1,2,3,6	
841	E	1,2,3,6	
1133	F	1,2,3,4,5,6	
1142	G	1,2,6	
751	H	2,4,6	
729	J	5,6	
924	C	3	Being 77.78% of the flat having 1188 sq. ft.

2. 50% of the ground floor of the said New Building after providing for the common parts and portions thereat;
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;

A layout plan principally approved by the parties hereto is attached herewith for reference.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

- Structure** : Building designed on RCC frame & foundation conforming to Indian Standards & National Building Code, if required piling foundation as shall be advised by the geo technical consultant and the structural engineer, also necessary anti termite treatment and damp proof treatment of the roof;
- Internal Walls** : White cement of JK/Birla punning over cement plastering;
- Doors** : Wooden frame and both side pre-laminated flush doors, Tata pravesh or similar main door to be provided to the Owners' Flats;
- Windows** : Aluminum frame & sliding with glass panel and grill;
- Flooring** : Vitirified tiles flooring in the flat, anti-skid tile flooring in Kitchen, Toilet & Balcony, Black stone flooring in Stairs & Common areas;
- Kitchen** : Work top in granite and regular colour ceramic tiles upto 2 feet above counter with Stainless Steel sink;



- Bathroom** : Wall dados with regular colour ceramic tiles upto door height with CP fittings of Hindware, concealed hot & cold water pipeline with sanitaryware of Hindware; Non-Concealed Plumbing Pipe Lines for specific Owners who shall inform in writing.
- Electrical** : Concealed Copper wiring of Havells make provided from ground floor upto each unit with adequate electrical points with modular switches of Havells make;
- Water** : Round the clock water supply through KMC;
- Power Back up** : Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
- Lift** : Each block shall have One semi- automatic MRL, upto roof, of Otis/Kone/Schindler & one collapsible service lift of L/T or Similar upto top floor (one below the roof);
- Exterior** : Aesthetically designed front façade;
- Ground floor lobby**: Decorated facade of Lift & lobby;
- Security** : Electronic PBX connection to each unit, & CCTV surveillance;
- Others** : Common toilet for servants;
Personalised Mail Box;



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

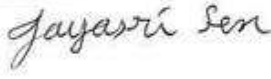
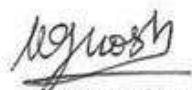


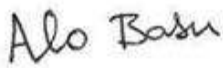



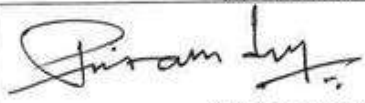

SIGNED SEALED AND DELIVERED

by the OWNERS at Kolkata

in the presence of:

Sudeshma Sen
157/2A, A.P.C. Road
Fl. No. - 2A
Kolkata - 700004

Jedary Talam
135, B & B Basu Rd
Kolkata - 1

1.	 (Jayasree Sen)
2	 (Urmi Ghosh)
3	 (Dyuti Ganguly)
4	 (Chandra Sen)
5	 (Alo Basu) For Shaista Qadeer
6	 (As constituted attorney) For Sarah Saif Ahmad
7	 (As constituted attorney)
8	 (Ishita Sen)
9	 (Pritam Sen) For Rashan Sen
10	 (As constituted attorney)

11	 (Siddharta Sen)
12	 (Sugata Sen) For Suvajit Sen
13	 (As constituted attorney)
14	 (Shyamal Kumar Sen)
15	 (Subir Sen)
16	 (Subrata Sen)
17	 (Sudipta Sen)
18	 (Supratik Sen)
19	 (Supriya Sen)
20	 (Basanti Sen) For Dr. Satyajit Sen
21	 (As constituted attorney)
22	 (Sanghamitra Sen)
23	 (Purabi Sen)

24	<i>Aloka Sen.</i> (Aloka Sen)
25	<i>Debapriyo Sen</i> (Debapriyo Sen)
26	<i>Kumkum Sen</i> (Kumkum Sen)
27	<i>Debabrata Sen.</i> (Debabrata Sen)
28	<i>Swarnamoyee Sen</i> (Swarnamoyee Sen)
29	<i>Mina Roy.</i> (Mina Roy)

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

Budeshma Sen.

Jitay Talan

For Swastic Heights Pvt. Ltd.

|| 5 || Director.

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

PROJECT :-

PROPOSED G+VI STORIED RESIDENTIAL BUILDING
AT- 42B & 44, RAMAKANTA BOSE STREET, KOLKATA.



S. S. G. S. K. Sen.
S. K. Sen.
S. R.
S. R.
Alok Sen.
Mina Roy Ghosh
Purnima Sen
Gayatri Sen
Santati Ganguly
Debnata Sen.
Supriya Sen
Basanta Sen.
Sriram Sen.

TYPICAL FLOOR PLAN

(1ST TO 6TH FLOOR)

SPECIMEN FORM FOR TEN FINGERPRINTS



Jayaraj Sen

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



Keyash

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



Synti Ganguly

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



Chandra Sen

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Ala. Bala

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



Sen. S. Chitra

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



Mr. M. S. Narayana

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



Dr. S. S. Srinivasan

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten signature: [Signature]

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



Handwritten signature: [Signature]

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



Handwritten signature: [Signature]

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



Handwritten signature: [Signature]

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

SPECIMEN FORM FOR TEN FINGERPRINTS



12

Cabreza

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



13

San Diego

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



14

Supriatno

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



15

Infirmitas

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Basanti Sen

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



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



Gangamitra Sen

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



Choralis Ma

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

SPECIMEN FORM FOR TEN FINGERPRINTS



20

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



19

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



21

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



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

SPECIMEN FORM FOR TEN FINGERPRINTS



23

Sumanaya Sin

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



24

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














CSK

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



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

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

Name.....Mina Roy.....

Signature.....Mina Roy.....

		Thumb	1st finger	middle finger	ring finger	small finger
<div>PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
<div>PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....

भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



निर्वाचक नाम : जितेंद्र शर्मा

Electors Name : Jiten Sharma

पिता का नाम : जयशंकर शर्मा

Father's Name : Jyashankar Sharma

पता / घर : 104/1, 104

पिन कोड : 700147

JTK3837937

पिनकोड

पिनकोड कोड का उपयोग करके पिनकोड कोड का उपयोग करें
पिनकोड कोड का उपयोग करें 700147

Address:

Petua Mondal Para O Roadspara
Malikpur Barui Pur South 24 Parganas
700147

Date: 12/06/2023

104-पिनकोड कोड का उपयोग करके पिनकोड कोड का उपयोग करें
पिनकोड कोड का उपयोग करें 700147

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

पिनकोड कोड का उपयोग करके पिनकोड कोड का उपयोग करें
पिनकोड कोड का उपयोग करें 700147
In case of change in address member may fill up
in the relevant form for including your name in the
roll at any changed address and to obtain the card
with same number.

Major Information of the Deed

Deed No :	I-1902-00629/2023	Date of Registration	18/01/2023
Query No / Year	1902-2000088324/2023	Office where deed is registered	
Query Date	10/01/2023 8:30:26 PM	A.R.A. - II KOLKATA, District: Kolkata	
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		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 9,86,50,558/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 21/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Kanta Bose Street, , Premises No: 44, , Ward No: 008 Pin Code : 700003

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		25 Katha 8 Chatak		6,58,36,436/-	Property is on Road

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Kanta Bose Street, , Premises No: 42B, , Ward No: 008 Pin Code : 700003




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu		10 Katha 12 Chatak 26 Sq Ft		2,78,47,808/-	Property is on Road
Grand Total :					59.8721Dec	0 /-	936,84,244 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8000 Sq Ft.	0/-	36,45,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	1000 Sq Ft.	0/-	1,82,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
S3	On Land L2	1500 Sq Ft.	0/-	6,83,439/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S4	On Land L2	1000 Sq Ft.	0/-	4,55,625/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		11500 sq ft	0 /-	49,66,314 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature	
1	<p>Mrs Jayasree Sen Wife of Late Dilip Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUxxxxxx4a, Aadhaar No: 81xxxxxxxx5660, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p>	

2	Mrs Urmi Ghosh Wife of Mr Teertha Ghosh City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700069 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Brxxxxxx0r, Aadhaar No: 30xxxxxxxx1969, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence			
3	Mrs Dyuti Ganguly Wife of Mr Debasis Ganguly City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Bgxxxxxx3c, Aadhaar No: 92xxxxxxxx4600, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence			
4	Mrs Chandra Sen Wife of Late Prasanta Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cdxxxxxx0h, Aadhaar No: 93xxxxxxxx1777, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence			
5	Mrs Alo Basu Wife of Dr Saumyajit Basu City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: agxxxxxx7g, Aadhaar No: 57xxxxxxxx5532, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence			
6	Mrs Shaista Qadeer Wife of Mr Arif Qadeer City:- , P.O:- Sarjah, Sharja, United Arab Emirates, PIN:- 500001 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: aaxxxxxx4e, Aadhaar No: 69xxxxxxxx6390, Status :Individual, Executed by: Attorney, Executed by: Attorney			
7	Mrs Sarah Saif Ahmad Wife of Mr Saif Uddin Ahmed City:- , P.O:- Al Nahda, Sharja, United Arab Emirates, PIN:- 500001 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: chxxxxxx3d, Aadhaar No: 92xxxxxxxx5570, Status :Individual, Executed by: Attorney, Executed by: Attorney			
8	Ms Ishita Sen Daughter of Late Jayanta Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ctxxxxxx3r, Aadhaar No: 97xxxxxxxx5328, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence			
9	Name Mr Pritam Sen Son of Late Prafulla Kumar Sen Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	Photo  18/01/2023	Finger Print  LTI 18/01/2023	Signature  18/01/2023
	City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bqxxxxxx6c, Aadhaar No: 54xxxxxxxx9559, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			

10	Mr Rashen Sen Son of Late Pranab Kumar Sen City:- , P.O:- Muscat, Masqat, Oman, PIN:- 000113 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ALxxxxxx5A, Aadhaar No: 88xxxxxxxx9512, Status :Individual, Executed by: Attorney, Executed by: Attorney
11	Mr Siddhartha Sen Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxxx0b, Aadhaar No: 89xxxxxxxx0862, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
12	Mr Sugata Sen Son of Late Satyendra Nath Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: byxxxxxx4e, Aadhaar No: 74xxxxxxxx2934, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
13	Mr Suvajit Sen Son of Late Ashoke Kumar Sen City:- , P.O:- Oakland, California, United States, PIN:- 094611 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.: dexxxxxx5a, Aadhaar No: 98xxxxxxxx4409, Status :Individual, Executed by: Attorney, Executed by: Attorney
14	Mr Shyamal Kumar Sen Son of Late Dinabandhu Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: alxxxxxx6a, Aadhaar No: 87xxxxxxxx9491, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
15	Mr Subir Sen Son of Late Haridas Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: alxxxxxx9c, Aadhaar No: 90xxxxxxxx2746, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
16	Mr Subrata Sen Son of Late Krishna Chandra Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: arxxxxxx2g, Aadhaar No: 20xxxxxxxx2072, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
17	Mr Sudipta Sen Son of Late Krishna Chandra Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxxx2l, Aadhaar No: 63xxxxxxxx1529, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
18	Dr Supratik Sen Son of Late Deb Kumar Sen City:- , P.O:- Santoshpur, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: alxxxxxx6c, Aadhaar No: 40xxxxxxxx6128, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence

19	Mr Supriyo Sen Son of Late Deb Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx6a, Aadhaar No: 22xxxxxxxx3665, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
20	Mrs Basanti Sen Wife of Late Deb Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bgxxxxxx4l, Aadhaar No: 90xxxxxxxx5777, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
21	Dr Satyajit Sen Son of Late Suhrit Chandra Sen City:- , P.O:- Panchasayar, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.:: aaxxxxxx3p, Aadhaar No: 94xxxxxxxx4660, Status :Individual, Executed by: Attorney, Executed by: Attorney
22	Mrs Sanghamitra Sen Wife of Late Ambarjit Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fxxxxxxx8d, Aadhaar No: 55xxxxxxxx5751, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
23	Mrs Purabi Sen Wife of Late Somen Chandra Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxxx7l, Aadhaar No: 71xxxxxxxx2200, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
24	Mrs Aloka Sen Wife of Late Pradyut Kumar Sen City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: coxxxxxx9h, Aadhaar No: 34xxxxxxxx3776, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
25	Mr Debapriyo Sen Son of Late Pradyut Kumar Sen City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: atxxxxxx1a, Aadhaar No: 61xxxxxxxx6774, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
26	Mrs Kumkum Sen Wife of Late Bidyut Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bvxxxxxx0d, Aadhaar No: 34xxxxxxxx5231, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence

27	Mr Debabrata Sen Son of Late Bidyut Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bmxxxxxx4d, Aadhaar No: 70xxxxxxxx3088, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
28	Mrs Swarnamoyee Sen Wife of Mr Rahul Bhattacharya City:- , P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: coxxxxxx5g, Aadhaar No: 30xxxxxxxx9331, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence
29	Mrs Mina Roy Wife of Late Sudhangshu Kumar Roy City:- Kolkata, P.O:- Parsibagan, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxxx0l, Aadhaar No: 53xxxxxxxx4670, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Heights Private Limited City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx7c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



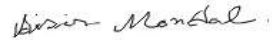
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sugata Sen Son of Late Satyendra Nath Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: byxxxxxx4e, Aadhaar No: 74xxxxxxxx2934 Status : Attorney, Attorney of : Mrs Shaista Qadeer, Mrs Sarah Saif Ahmad, Mr Rashen Sen
2	Mr Indrajit Sen Son of Late Ashoke Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: aoxxxxxx4e, Aadhaar No: 54xxxxxxxx7137 Status : Attorney, Attorney of : Mr Suvajit Sen
3	Mr Debapriyo Sen Son of Late Pradyut Kumar Sen City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: atxxxxxx1a, Aadhaar No: 61xxxxxxxx6774 Status : Attorney, Attorney of : Dr Satyajit Sen

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Late Vivek 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, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Swastic Heights Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Sudeshna Sen Wife of Mr Debapriyo Sen City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004			
Identifier Of Mrs Jayasree Sen, Mrs Urmi Ghosh, Mrs Dyuti Ganguly, Mrs Chandra Sen, Mrs Alo Basu, Ms Ishita Sen, Mr Siddhartha Sen, Mr Sugata Sen, Mr Shyamal Kumar Sen, Mr Subir Sen, Mr Subrata Sen, Mr Sudipta Sen, Dr Supratik Sen, Mr Supriyo Sen, Mrs Basanti Sen, Mrs Sanghamitra Sen, Mrs Purabi Sen, Mrs Aloka Sen, Mr Debapriyo Sen, Mrs Kumkum Sen, Mr Debabrata Sen, Mrs Swarnamoyee Sen, Mrs Mina Roy, Mr Sugata Sen, Mr Indrajit Sen, Mr Debapriyo Sen, Mr Satwic Vivek Ruia			
Mr SISIR MONDAL Son of JADAB MONDAL PETUA MONDAL PARA, City:- Not Specified, P.O:- MALLIKPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
	18/01/2023	18/01/2023	18/01/2023
Identifier Of Mr Pritam Sen			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayasree Sen	Swastic Heights Private Limited-1.45086 Dec
2	Mrs Urmi Ghosh	Swastic Heights Private Limited-1.45086 Dec
3	Mrs Dyuti Ganguly	Swastic Heights Private Limited-1.45086 Dec
4	Mrs Chandra Sen	Swastic Heights Private Limited-1.45086 Dec
5	Mrs Alo Basu	Swastic Heights Private Limited-1.45086 Dec
6	Mrs Shaista Qadeer	Swastic Heights Private Limited-1.45086 Dec
7	Mrs Sarah Saif Ahmad	Swastic Heights Private Limited-1.45086 Dec
8	Ms Ishita Sen	Swastic Heights Private Limited-1.45086 Dec
9	Mr Pritam Sen	Swastic Heights Private Limited-1.45086 Dec
10	Mr Rashen Sen	Swastic Heights Private Limited-1.45086 Dec
11	Mr Siddhartha Sen	Swastic Heights Private Limited-1.45086 Dec
12	Mr Sugata Sen	Swastic Heights Private Limited-1.45086 Dec
13	Mr Suvajit Sen	Swastic Heights Private Limited-1.45086 Dec
14	Mr Shyamal Kumar Sen	Swastic Heights Private Limited-1.45086 Dec
15	Mr Subir Sen	Swastic Heights Private Limited-1.45086 Dec
16	Mr Subrata Sen	Swastic Heights Private Limited-1.45086 Dec
17	Mr Sudipta Sen	Swastic Heights Private Limited-1.45086 Dec
18	Dr Supratik Sen	Swastic Heights Private Limited-1.45086 Dec
19	Mr Supriyo Sen	Swastic Heights Private Limited-1.45086 Dec
20	Mrs Basanti Sen	Swastic Heights Private Limited-1.45086 Dec
21	Dr Satyajit Sen	Swastic Heights Private Limited-1.45086 Dec
22	Mrs Sanghamitra Sen	Swastic Heights Private Limited-1.45086 Dec
23	Mrs Purabi Sen	Swastic Heights Private Limited-1.45086 Dec
24	Mrs Aloka Sen	Swastic Heights Private Limited-1.45086 Dec
25	Mr Debapriyo Sen	Swastic Heights Private Limited-1.45086 Dec

26	Mrs Kumkum Sen	Swastic Heights Private Limited-1.45086 Dec
27	Mr Debabrata Sen	Swastic Heights Private Limited-1.45086 Dec
28	Mrs Swarnamoyee Sen	Swastic Heights Private Limited-1.45086 Dec
29	Mrs Mina Roy	Swastic Heights Private Limited-1.45086 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayasree Sen	Swastic Heights Private Limited-0.613693 Dec
2	Mrs Urmi Ghosh	Swastic Heights Private Limited-0.613693 Dec
3	Mrs Dyuti Ganguly	Swastic Heights Private Limited-0.613693 Dec
4	Mrs Chandra Sen	Swastic Heights Private Limited-0.613693 Dec
5	Mrs Alo Basu	Swastic Heights Private Limited-0.613693 Dec
6	Mrs Shaista Qadeer	Swastic Heights Private Limited-0.613693 Dec
7	Mrs Sarah Saif Ahmad	Swastic Heights Private Limited-0.613693 Dec
8	Ms Ishita Sen	Swastic Heights Private Limited-0.613693 Dec
9	Mr Pritam Sen	Swastic Heights Private Limited-0.613693 Dec
10	Mr Rashen Sen	Swastic Heights Private Limited-0.613693 Dec
11	Mr Siddhartha Sen	Swastic Heights Private Limited-0.613693 Dec
12	Mr Sugata Sen	Swastic Heights Private Limited-0.613693 Dec
13	Mr Suvajit Sen	Swastic Heights Private Limited-0.613693 Dec
14	Mr Shyamal Kumar Sen	Swastic Heights Private Limited-0.613693 Dec
15	Mr Subir Sen	Swastic Heights Private Limited-0.613693 Dec
16	Mr Subrata Sen	Swastic Heights Private Limited-0.613693 Dec
17	Mr Sudipta Sen	Swastic Heights Private Limited-0.613693 Dec
18	Dr Supratik Sen	Swastic Heights Private Limited-0.613693 Dec
19	Mr Supriyo Sen	Swastic Heights Private Limited-0.613693 Dec
20	Mrs Basanti Sen	Swastic Heights Private Limited-0.613693 Dec
21	Dr Satyajit Sen	Swastic Heights Private Limited-0.613693 Dec
22	Mrs Sanghamitra Sen	Swastic Heights Private Limited-0.613693 Dec
23	Mrs Purabi Sen	Swastic Heights Private Limited-0.613693 Dec
24	Mrs Aloka Sen	Swastic Heights Private Limited-0.613693 Dec
25	Mr Debapriyo Sen	Swastic Heights Private Limited-0.613693 Dec
26	Mrs Kumkum Sen	Swastic Heights Private Limited-0.613693 Dec
27	Mr Debabrata Sen	Swastic Heights Private Limited-0.613693 Dec
28	Mrs Swarnamoyee Sen	Swastic Heights Private Limited-0.613693 Dec
29	Mrs Mina Roy	Swastic Heights Private Limited-0.613693 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayasree Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
2	Mrs Urmi Ghosh	Swastic Heights Private Limited-275.86206900 Sq Ft
3	Mrs Dyuti Ganguly	Swastic Heights Private Limited-275.86206900 Sq Ft
4	Mrs Chandra Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
5	Mrs Alo Basu	Swastic Heights Private Limited-275.86206900 Sq Ft
6	Mrs Shaista Qadeer	Swastic Heights Private Limited-275.86206900 Sq Ft
7	Mrs Sarah Saif Ahmad	Swastic Heights Private Limited-275.86206900 Sq Ft
8	Ms Ishita Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
9	Mr Pritam Sen	Swastic Heights Private Limited-275.86206900 Sq Ft

10	Mr Rashen Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
11	Mr Siddhartha Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
12	Mr Sugata Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
13	Mr Suvajit Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
14	Mr Shyamal Kumar Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
15	Mr Subir Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
16	Mr Subrata Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
17	Mr Sudipta Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
18	Dr Supratik Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
19	Mr Supriyo Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
20	Mrs Basanti Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
21	Dr Satyajit Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
22	Mrs Sanghamitra Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
23	Mrs Purabi Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
24	Mrs Aloka Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
25	Mr Debapriyo Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
26	Mrs Kumkum Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
27	Mr Debabrata Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
28	Mrs Swarnamoyee Sen	Swastic Heights Private Limited-275.86206900 Sq Ft
29	Mrs Mina Roy	Swastic Heights Private Limited-275.86206900 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayasree Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
2	Mrs Urmi Ghosh	Swastic Heights Private Limited-34.48275900 Sq Ft
3	Mrs Dyuti Ganguly	Swastic Heights Private Limited-34.48275900 Sq Ft
4	Mrs Chandra Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
5	Mrs Alo Basu	Swastic Heights Private Limited-34.48275900 Sq Ft
6	Mrs Shaista Qadeer	Swastic Heights Private Limited-34.48275900 Sq Ft
7	Mrs Sarah Saif Ahmad	Swastic Heights Private Limited-34.48275900 Sq Ft
8	Ms Ishita Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
9	Mr Pritam Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
10	Mr Rashen Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
11	Mr Siddhartha Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
12	Mr Sugata Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
13	Mr Suvajit Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
14	Mr Shyamal Kumar Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
15	Mr Subir Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
16	Mr Subrata Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
17	Mr Sudipta Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
18	Dr Supratik Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
19	Mr Supriyo Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
20	Mrs Basanti Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
21	Dr Satyajit Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
22	Mrs Sanghamitra Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
23	Mrs Purabi Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
24	Mrs Aloka Sen	Swastic Heights Private Limited-34.48275900 Sq Ft

25	Mr Debapriyo Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
26	Mrs Kumkum Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
27	Mr Debabrata Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
28	Mrs Swarnamoyee Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
29	Mrs Mina Roy	Swastic Heights Private Limited-34.48275900 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayasree Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
2	Mrs Urmi Ghosh	Swastic Heights Private Limited-51.72413800 Sq Ft
3	Mrs Dyuti Ganguly	Swastic Heights Private Limited-51.72413800 Sq Ft
4	Mrs Chandra Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
5	Mrs Alo Basu	Swastic Heights Private Limited-51.72413800 Sq Ft
6	Mrs Shaista Qadeer	Swastic Heights Private Limited-51.72413800 Sq Ft
7	Mrs Sarah Saif Ahmad	Swastic Heights Private Limited-51.72413800 Sq Ft
8	Ms Ishita Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
9	Mr Pritam Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
10	Mr Rashen Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
11	Mr Siddhartha Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
12	Mr Sugata Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
13	Mr Suvajit Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
14	Mr Shyamal Kumar Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
15	Mr Subir Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
16	Mr Subrata Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
17	Mr Sudipta Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
18	Dr Supratik Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
19	Mr Supriyo Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
20	Mrs Basanti Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
21	Dr Satyajit Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
22	Mrs Sanghamitra Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
23	Mrs Purabi Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
24	Mrs Aloka Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
25	Mr Debapriyo Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
26	Mrs Kumkum Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
27	Mr Debabrata Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
28	Mrs Swarnamoyee Sen	Swastic Heights Private Limited-51.72413800 Sq Ft
29	Mrs Mina Roy	Swastic Heights Private Limited-51.72413800 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayasree Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
2	Mrs Urmi Ghosh	Swastic Heights Private Limited-34.48275900 Sq Ft
3	Mrs Dyuti Ganguly	Swastic Heights Private Limited-34.48275900 Sq Ft
4	Mrs Chandra Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
5	Mrs Alo Basu	Swastic Heights Private Limited-34.48275900 Sq Ft
6	Mrs Shaista Qadeer	Swastic Heights Private Limited-34.48275900 Sq Ft
7	Mrs Sarah Saif Ahmad	Swastic Heights Private Limited-34.48275900 Sq Ft
8	Ms Ishita Sen	Swastic Heights Private Limited-34.48275900 Sq Ft

9	Mr Pritam Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
10	Mr Rashan Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
11	Mr Siddhartha Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
12	Mr Sugata Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
13	Mr Suvajit Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
14	Mr Shyamal Kumar Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
15	Mr Subir Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
16	Mr Subrata Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
17	Mr Sudipta Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
18	Dr Supratik Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
19	Mr Supriyo Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
20	Mrs Basanti Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
21	Dr Satyajit Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
22	Mrs Sanghamitra Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
23	Mrs Purabi Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
24	Mrs Aloka Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
25	Mr Debapriyo Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
26	Mrs Kumkum Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
27	Mr Debabrata Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
28	Mrs Swarnamoyee Sen	Swastic Heights Private Limited-34.48275900 Sq Ft
29	Mrs Mina Roy	Swastic Heights Private Limited-34.48275900 Sq Ft

On 17-01-2023

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

Presented for registration at 17:30 hrs on 17-01-2023, at the Private residence by Mr Satwic Vivek Ruia ,.

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

Execution is admitted on 17/01/2023 by 1. Mrs Jayasree Sen, Wife of Late Dilip Kumar Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 2. Mrs Urmi Ghosh, Wife of Mr Teertha Ghosh, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700069, by caste Hindu, by Profession House wife, 3. Mrs Dyuti Ganguly, Wife of Mr Debasis Ganguly, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 4. Mrs Chandra Sen, Wife of Late Prasanta Kumar Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 5. Mrs Alo Basu, Wife of Dr Saumyajit Basu, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 6. Ms Ishita Sen, Daughter of Late Jayanta Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service, 7. Mr Siddhartha Sen, Son of Late Satyendra Nath Sen, P.O: Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 8. Mr Sugata Sen, Son of Late Satyendra Nath Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 9. Mr Shyamal Kumar Sen, Son of Late Dinabandhu Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Retired Person, 10. Mr Subir Sen, Son of Late Haridas Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Advocate, 11. Mr Subrata Sen, Son of Late Krishna Chandra Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Retired Person, 12. Mr Sudipta Sen, Son of Late Krishna Chandra Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 13. Dr Supratik Sen, Son of Late Deb Kumar Sen, P.O: Santoshpur, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Professionals, 14. Mr Supriyo Sen, Son of Late Deb Kumar Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 15. Mrs Basanti Sen, Wife of Late Deb Kumar Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 16. Mrs Sanghamitra Sen, Wife of Late Ambarjit Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 17. Mrs Purabi Sen, Wife of Late Somen Chandra Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 18. Mrs Aloka Sen, Wife of Late Pradyut Kumar Sen, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 19. Mr Debapriyo Sen, Son of Late Pradyut Kumar Sen, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 20. Mrs Kumkum Sen, Wife of Late Bidyut Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 21. Mr Debabrata Sen, Son of Late Bidyut Kumar Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 22. Mrs Swarnamoyee Sen, Wife of Mr Rahul Bhattacharya, P.O: Dwarka, Thana: Dwarka North, , South West, DELHI, India, PIN - 110075, by caste Hindu, by Profession Service, 23. Mrs Mina Roy, Wife of Late Sudhangshu Kumar Roy, P.O: Parsibagan, Thana: Narkeldanga, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife

Indetified by Mrs Sudeshna Sen, , Wife of Mr Debapriyo Sen, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession House wife

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

Execution is admitted on 17-01-2023 by Mr Satwic Vivek Ruia, Director, Swastic Heights Private Limited (Private Limited Company), City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mrs Sudeshna Sen, , Wife of Mr Debapriyo Sen, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession House wife

Executed by Attorney

1. Execution by Mr Sugata Sen, , Son of Late Satyendra Nath Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business as constituted attorney for 1. Mrs Shaista Qadeer P.O: Sarjah, Sharja, United Arab Emirates, PIN - 500001, 2. Mrs Sarah Saif Ahmad P.O: Al Nahda, Sharja, United Arab Emirates, PIN - 500001, 3. Mr Rashan Sen P.O: Muscat, Masqat, Oman, PIN - 000113 is admitted by him

Indetified by Mrs Sudeshna Sen, , Wife of Mr Debapriyo Sen, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession House wife

2. Execution by Mr Indrajit Sen, , Son of Late Ashoke Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service as constituted attorney for Mr Suvajit Sen P.O: Oakland, California, United States, PIN - 094611 is admitted by him

Indetified by Mrs Sudeshna Sen, , Wife of Mr Debapriyo Sen, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession House wife

3. Execution by Mr Debapriyo Sen, , Son of Late Pradyut Kumar Sen, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service as constituted attorney for Dr Satyajit Sen P.O: Panchasayar, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094 is admitted by him

Indetified by Mrs Sudeshna Sen, , Wife of Mr Debapriyo Sen, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession House wife



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 18-01-2023

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.

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 9,86,50,558/-

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

Execution is admitted on 18/01/2023 by Mr Pritam Sen, Son of Late Prafulla Kumar Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service

Indetified by Mr SISIR MONDAL, , Son of JADAB MONDAL, PETUA MONDAL PARA, P.O: MALLIKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2023 4:27PM with Govt. Ref. No: 192022230252816518 on 13-01-2023, Amount Rs: 21/-, Bank: SBI EPay (SBLePay), Ref. No. 3352046984126 on 13-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 154124, Amount: Rs.100.00/-, Date of Purchase: 14/12/2022, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2023 4:27PM with Govt. Ref. No: 192022230252816518 on 13-01-2023, Amount Rs: 74,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3352046984126 on 13-01-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 30392 to 30492

being No 190200629 for the year 2023.



(Satyajit Biswas) 2023/01/21 01:51:38 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)