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I-2677/21

भारतीय गैर न्यायिक

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रुपये
रु.10TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

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पश्चिम बंगाल WEST BENGAL

57AB 392307

Debaigati
Bhattacharyya & Pali Mahatoji Sonjan Gengaly**THIS AGREEMENT** is made on this 03rd day of August Two Thousand and Twenty One**BETWEEN (i) DEBAJYOTI BHATTACHARYYA** (PAN AFMPB0699H & Aadhaar 7265 3041

9883) son of Late Aji Bhattacharya an Indian national, by faith Hindu, by occupation Service

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



Debazoti Samaddar

District Sub-Registrar-V
Alipore, South 24 Parganas

04 JUL 2021

04 AUG 2021



Imusree Mahatoji

44988

SANJAY KUMAR BAID
Advocate
5, Old Post Office Street
Kolkata-700 001

NAME _____
*DC _____
26 JUL 2021
SURANJAN MUKHERJEE
District Sub-Registrar
C.C. Court
24 PGS., ALIPORE

26 JUL 2021
26 JUL 2021

V.C.T.I
1393

V.C.T.I
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Debnajyot Bhattacharyya

V.C.T.I
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Dipankar Mukherjee

V.C.T.I
1396

Debjani Ganguly.



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
26 JUL 2021

Sitla Mondal
S/o Jyoti Mondal
Vill+P.O.- Subhasgram
P.S. Sonarpur
Kolkata-147.

and presently residing at No. 112A, S. P. Mukherjee Road, Kolkata 700 026 PO & PS Kalighat (ii) **DIPALI MUKHERJEE** (PAN EIEPM0972B & Aadhaar 9380 6473 5695) wife of Late Gurudas Mukherjee an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 112, S. P. Mukherjee Road, Kolkata 700 026 PO & PS Kalighat (iii) **DEBJANI GANGULY** (PAN BUEPG5633G & Aadhaar 8441 5158 5021) wife of Late Parimal Ganguly an Indian national, by faith Hindu, by occupation housewife presently residing at No. 60/53 Haripada Dutta Lane Kolkata 700033, PO Tollygunge PS Jadavpur, (iv) **DEBARATI SAMADDAR** (PAN BFWPS8071P & Aadhaar 6965 4927 3414) wife of Mr. Goutam Samaddar an Indian national, by faith Hindu, by occupation housewife presently residing at No. 458, Sarat Chatterjee Road, Bataitala, Howrah 711103 PO B. Garden PS Shibpur and (v) **TANUSREE MUKHERJEE** alias **Tanusree Mukherjee Chandra** (PAN ANZPM4302M & Aadhaar 6251 5012 9617) wife of Mr. Pradipta Kumar Chandra an Indian national, by faith Hindu, by occupation housewife presently residing at No. 37 Kali Temple Road, Kolkata 700026 PO & PS Kalighat hereinafter collectively referred to as the **OWNERS** of the **ONE PART** AND **SATVIC PROJECTS PRIVATE LIMITED** (PAN AAHCS4891F) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat 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 hereinafter called the **DEVELOPER** of the **OTHER PART**:

WHEREAS:

A. One Rama Debi was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 02 chittacks and 15 sq. ft. be the same a little more or less together with a two storied building and other structures standing thereon





V.C.T. I
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Debarati Samaddar



V.C.T. 2
1398

Tonusse Mukhojia.



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Debarati Samaddar
S/o. - Sudar Khandel
Vill + P.O. - Subhasgram
P.S. Baruipur
Kolkata - 700 149.

and lying situate at and/or being municipal premises No. 112, S. P. Mukherjee Road, Kolkata 700026 PS Presently Kalighat previously Bhowanipore (hereinafter referred to as the said **PROPERTY**).

- B. The said Rama Debi a Hindu died intestate on 02nd August 1968 leaving behind her surviving her one son namely Shakti Sadhan Mukherjee and Labanya Mukherjee, Gurudas Mukherjee, Adwaitadas Mukherji, Kalyani Banerjee and Bishnupriya Bhattacharya respectively being the widow, two sons and two daughters of her predeceased son namely Shibsadhan Mukherji who died intestate on 2nd October 1952 and as her only legal heirs and/or representatives under the Hindu Succession Act, 1956, since her husband namely Dr. Nirode Chandra Mukherjee predeceased her sometime in the month of August 1939.
- C. By a Bengali Deed of Partition dated 15th February 1971 and registered with the Joint Sub – Registrar at Alipore in Book No. I, volume No. 29 in pages 61 to 68 being No. 670 of 1971 the said Shakti Sadhan Mukherjee of the one part and the said Labanya Mukherjee, Gurudas Mukherjee, Adwaitadas Mukherji, Kalyani Banerjee and Bishnupriya Bhattacharya of the other part partitioned the said Property between the two parties whereby and whereunder the said Labanya Mukherjee, Gurudas Mukherjee, Adwaitadas Mukherji, Kalyani Banerjee and Bishnupriya Bhattacharya became absolutely entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 1562 sq. ft. together with the structures thereon and being situated on the south side of the said Property in the manner as contained and recorded therein and the said Shakti Sadhan Mukherjee became absolutely entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 1438 sq. ft. together with the structures thereon and being situated on the northern side of the said Property in the manner as contained and recorded therein.



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- D. The portion of the said Property belonging to the said Labanya Mukherjee, Gurudas Mukherjee, Adwaitadas Mukherji, Kalyani Banerjee and Bishnupriya Bhattacharya containing by ad-measurement an area of about 1562 sq. ft. (i.e. 02 cottahs 02 chittacks and 32 sq. ft.) together with the structures thereon and being situated on the south side of the said Property was mutated in the aforesaid names as Owners and known as continued to be numbered as municipal premises No. 112, S. P. Mukherjee Road, Kolkata 700 026 PS Kalighat in Ward No. 83 of the Kolkata Municipal Corporation (hereinafter referred to as the said '**PROPERTY A**').
- E. The portion of the said Property belonging to the said Shakti Sadhan Mukherjee containing by ad-measurement an area of about 1438 sq. ft. (i.e. 01 cottahs 15 chittacks and 43 sq. ft.) together with the structures thereon and being situated on the northern side of the said Property was numbered as municipal premises No. 112A, S. P. Mukherjee Road, Kolkata 700 026 PS Kalighat in ward No. 83 of the Kolkata Municipal Corporation (hereinafter referred to as the said '**PROPERTY B**').
- F. Whereas the said Dr Shakti Sadhan Mukherjee divested himself of all his right title interest possession in respect of the property B and by and under a Trust Deed registered with the District Registrar, Alipore in Book No. I, Vol 25, pages 127 to 140 being No. 918 for the year 1974 created a Trust in respect of the Property B and got himself appointed as the sole Trustee and continued to manage the said property being the Trust Estate by realizing rents and profits from tenants and paying due taxes.
- G. By an Indenture dated 16th June 1987 and registered with the District Sub Registrar Alipore in Book No. I, volume No. 21 in pages 140 to 159 being No. 668 for the year 1987 Dr. Sambhu Nath Mukherjee in his capacity, as the Trustee to the Trust Estate of Dr. Sakti Sadhan Mukherjee sold transferred and conveyed unto and in favour of Bishnupriya Bhattacharya **ALL THAT** the said 'Property B' for the consideration and in the manner as contained and recorded therein.
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- H. The said Labanya Mukherjee died intestate on 13th December 1988 leaving behind her surviving her two sons namely Gurudas Mukherjee and Adwaitadas Mukherji and two daughters namely Kalyani Banerjee and Bishnupriya Bhattacharya as her only legal heirs and/or representatives under the Hindu Succession Act, 1956.
- I. The said Kalyani Banerjee a Hindu died intestate on 26th June 2001 leaving behind her surviving her three sons namely Tapas Kumar Banerjee, Manas Kumar Banerjee and Atas Kumar Banerjee and two daughters namely Madhabika Chakraborty and Malabika Mukherjee as her only legal heirs and/or representatives since her husband namely Ananda Gopal Banerjee predeceased her on 21st January 1989.
- J. The said Bishnupriya Bhattacharyya a Hindu died intestate on 11th November 2015 leaving behind her surviving her only son namely Debajyoti Bhattacharyya as her only legal heir and/or representative since her husband namely Ajit Kumar Bhattacharyya predeceased her on 30th January 2013.
- K. The said Adwaitadas Mukherji died testate on 16th October 2017 and prior to his death Adwaitadas Mukherji during his lifetime made and published his last will and testament dated 24th March 2015 whereby and wherein the said Adwaitadas Mukherji upon his death gave and bequeathed his share into or upon the said 'Property A' unto and in favour of his wife namely Kaberi Mukherjee.
- L. The said Gurudas Mukherjee died intestate on 21st September 2017 leaving behind him surviving his wife namely Dipali Mukherjee and two daughters namely Debjani Ganguly and Debarati Samaddar as his only legal heirs and/or representatives.
- M. The Executrix to the said last will and testament dated 24th March 2015 of the said Adwaitadas Mukherji applied for the grant of probate before the District Delegate at Alipore in its testamentary jurisdiction for grant of probate in respect of the said last will and testament dated 24th March 2015 of the said Adwaitadas Mukherji in Case No. 272 of 218 (Probate) and the same was granted on 01st July 2020. In the manner aforesaid



Kaberi Mukherjee became owner in respect of the share left by Adwaitadas Mukherji. Thus, the said Kaberi Mukherjee became absolutely seized and possessed of or otherwise well and sufficiently entitled to the undivided share belonging to the said Adwaitadas Mukherji.

- N. By the Deed of Gift dated 05th September 2018 and registered with the Additional Registrar of Assurances – Kolkata in book No. 1 volume No. 1901-2018, page from 289247 to 289284 being No. 190106978 for the year 2018 the said Tapas Kumar Banerjee, Manas Kumar Banerjee, Atas Kumar Banerjee and Malabika Mukherjee made gift and/or gave unto and in favour of Dipali Mukherjee in respect of **ALL THAT** undivided 04/20th part and/or share into or upon the said Property 'A' in the manner as contained and recorded therein.
- O. By the Deed of Gift dated 05th September 2018 and registered with the Additional Registrar of Assurances – Kolkata in book No. 1 volume No. 1901-2018, page from 289285 to 289311 being No. 190106979 for the year 2018 the said Debajyoti Bhattacharyya son of Bishnupriya Bhattacharya made gift and/or gave unto and in favour of Kaberi Mukherjee wife of Late Adwaitadas Mukherji in respect of **ALL THAT** undivided 1/4th part and/or share into or upon the said Property 'A' in the manner as contained and recorded therein.
- P. By the Deed of Gift dated 15th December 2018 and registered with the Additional Registrar of Assurances – Kolkata in book No. 1 volume No. 1901-2019, page from 16613 to 16643 being No. 190100226 for the year 2019 the said Madhabika Chakraborty daughter of Late Kalyani Banerjee made gift and/or gave unto and in favour of Dipali Mukherjee in respect of **ALL THAT** undivided 01/20th part and/or share into or upon the said Property 'A' in the manner as contained and recorded therein.
- Q. By the Deed of Gift dated 03rd April 2019 and registered with the Additional District Sub Registrar, Alipore in book No. 1 volume No. 1605-2019, page from 72019 to 72043 being

No. 160502071 for the year 2019 the said Kaberi Mukherjee made gift and/or gave unto and in favour of Tanusree Mukherjee alias Tanusree Mukherjee Chandra in respect of **ALL THAT** undivided 1/4th part and/or share into or upon the said Property 'A' in the manner as contained and recorded therein.

R. By the Deed of Gift dated 23rd December 2020 and registered with the District Sub Registrar - IV, Alipore South 24 Parganas in book No. 1 volume No. 1604-2021, page from 31212 to 31240 being No. 160405572 for the year 2020 the said Kaberi Mukherjee made gift and/or gave unto and in favour of Tanusree Mukherjee alias Tanusree Mukherjee Chandra in respect of **ALL THAT** undivided 1/4th part and/or share into or upon the said Property 'A' in the manner as contained and recorded therein.

S. The said Property 'A' and the said Property 'B' are hereinafter for the sake of brevity jointly referred to as the said **PREMISES** and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

T. The front shops on the ground floor of the said Premises are presently under the tenancy/occupation of 04 persons whose details appear herein elsewhere.

U. The existing building and structures at the said Premises being dilapidated and old and not sufficient to provide for proper accommodation of all the owners the Owners are desirous of causing the said Premises to be developed have agreed to appoint the Developer herein who is a reputed promoter as the exclusive Developer for undertaking the work of Development of the said Premises upon the terms and conditions hereinafter appearing.

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

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

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



- 1A.1 **ARCHITECT** shall mean and include such person or firm who may be appointed as architects of the building by the Developer.
- 1A.2 **NEW BUILDING** shall mean the proposed Ground + Four storied multistoried building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.
- 1A.3 **OWNERS** shall mean and include the Owners above named and shall include each of their respective heirs, executors, administrators, legal representatives and assigns;
- 1A.4 **DEVELOPER** shall mean and include the said **SATVIC PROJECTS PRIVATE LIMITED** and its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.5 **COMMON FACILITIES/PORTIONS** shall include paths passages, stairways, ultimate roof, elevator, water courses, drains, sewers and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the building excluding car parking area to be provided to the Owners in the rear open to sky area of the said Premises.
- 1A.6 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services as per sanctioned plan.
- 1A.7 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 02 chittacks and 15 sq. ft. be the same a little more or less together with a two storied building and other structures standing thereon and lying situate at and/or being municipal premises Nos. 112 and 112A, S. P. Mukherjee Road, Kolkata 700 026 PS Kalighat in ward No. 83 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.



- 1A.8 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building on the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer through its appointed Architect.
- 1A.9 **OWNERS' ALLOCATION** shall mean and include 50% of the total constructed area on the upper floors of the said New Building together with rear open to sky area for parking of motorcars thereat together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I** of the **SECOND SCHEDULE** hereunder written.
- 1A.10 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the total constructed area on the upper floors of the said New Building together with entire (i.e. 100%) area in ground floor of the said New Building together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.
- 1A.11 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.



1A.12 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other by registered post with Acknowledgement due at the last known address of the parties hereto.

1A.13 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act.

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

1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.

1B.2 Words denoting one gender include all other genders.

1B.3 Words denoting singular include the plural and vice versa.

1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs personal representatives successors in title or permitted assigns as the case may be.

1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.

1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub- paragraph, schedule or recital of this Agreement.

1B.7 Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made to this agreement from time to time in force.

1B.8 Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such agreement, instrument or other document as amended, supplemented, modified, suspended, restated or novated from time to time.

- 1B.9 If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- 1B.10 If any time limit pursuant to the provisions of this agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day.
- 1B.11 The schedules shall have effect and be construed as an integral part of this agreement.
- 1B.12 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- 1B.13 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B.14 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owner have assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owners:
- a) The Owner are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners thereof with a marketable title in respect thereof;
 - b) The said Premises is free of all encumbrances liens lispens attachments trusts mortgages, whatsoever and/or howsoever with regard to the title of the owners
 - 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 and every part thereof save and except the cases with the tenants being Ejectment Suit No. 22 of 2009 at the Alipore Court (Smt. Ranu Das) and Ejectment Suit No. 20 of 2015 (computer record entry No. 83 of 2015) at Alipore Court (Ratan Kumar Basak & Ors.);

- 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 into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owners by way of security or additional security and/or otherwise in favour of any Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owners for any purpose whatsoever or howsoever and all original title deeds in respect of the said Premises are in the custody of the Owners themselves;
- h) The Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises nor have entered into any agreement for development in respect of the said Premises or any part thereof;
- i) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owners and in respect of any outstanding rates taxes and outgoing the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses upto the date of delivery of possession of the said Premises;
- j) The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- k) The Owners are competent to enter into this agreement and to carry out their respective obligations, as mentioned herein;
- l) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owners have not suppressed and/or



obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

ARTICLE-III-PERMISSION TO CONSTRUCT

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

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Owners, shall amongst themselves execute the necessary deeds that maybe necessary or be required for causing the said Premises having two separate holding Nos. to be amalgamated as one holding No. in the records of the Kolkata Municipal Corporation. The Developer shall bear all the necessary costs thereof.
- 4.2 The Developer shall upon receipt of the original deeds as herein before mentioned, cause to apply for and have the names of the Owners to be mutated, amalgamated and re-assessment done including UAA in the records in the Kolkata Municipal Corporation within 06 months from the application being made.
- 4.3 The Developer shall within 06 months from the date of receipt of the updated KMC assessment book copy 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.
- 4.4 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal



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

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

4.6 The Developer shall submit in the name of the Owners all applications, plans and other papers and documents for the purposes as mentioned herein. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the building shall also be borne and paid by the Developer exclusively and the Owners shall not be required to contribute any amount in this regard.

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

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

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION



5.1 The Developer shall arrange and shall also pay the costs and expenses for amalgamation of the two premises i.e. 112 S.P Mukherjee Road, Kolkata 700026 and 112A S.P Mukherjee Road, Kolkata 700026 in the records of KMC within 06 (Six) months from the date of Unit Area Assessment and Mutation of the names of the present Owners in the records of the Kolkata Municipal Corporation.

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

ARTICLE- VI-TENANTS

6.1 The portions of the said Premises have been found to have 03 leave license holders/tenants whose details are as follows: -

- i. Ranu Das (Mohar) occupying 145 sq. ft. shop at a monthly rent of Rs.900/= under Dipali Mukherjee, Debjani Ganguly, Debarati Samaddar. Ejectment suit No. 22 of 2009 at the Alipore Court;
- ii. Ratan Kr. Basak & Mrinal K. Basak (B. Basak & Sons.) occupying 117 sq. ft. shop at a monthly rent of Rs.800/= under Tanusree Mukherjee alias Tanusree Mukherjee Chandra. Ejectment suit No. 20/2015 (computer record entry No. 83 of 2015 at the Alipore Court);
- iii. Ranjit Das occupying the wall shop at a monthly rent of Rs.110/= under Tanusree Mukherjee alias Tanusree Mukherjee Chandra;
- iv. Manas Kahali occupying a shop which is under Debajyoti Bhattacharyya;
- v. Dipak Das occupying wall shelf which is under Debajyoti Bhattacharyya;

6.2 The said Tenants shall be settled and got vacated/rehabilitated by the Developer at their own costs and account.



6.3 As and when any of the said Tenants vacate the said Premises, the possession of those portions that were under the occupation of the said Tenants shall be delivered to the Developer who shall hold and possess the same until demolition of the existing building at the said Premises in terms hereof.

ARTICLE- VII-SPACE ALLOCATION

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

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

7.3 In consideration of the Owners having granted the exclusive right of development of the said Premises as herein contained the Developer has further agreed to make payment of an additional composite amount of Rs.50,00,000/= (Rupees Fifty Lakhs) only as and by way of non-refundable consideration amount to the Owners for the proportionate share of the land of the said premises (hereinafter referred to as the said **CONSIDERATION AMOUNT**).

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

7.5 Out of the balance of the said Consideration Amount an amount of Rs.9,50,000/= (Rupees Nine Lakhs and Fifty Thousand) only shall be paid by the Developer to the Owners after sanction of the Plan.



7.6 The balance of the said Consideration Amount being the amount of Rs.40,00,000/= (Rupees Forty Lakhs) only shall be paid by the Developer to the Owners upon the Owners delivering possession of the entirety of the said Premises to the Developer after sanction of the Plan by the Kolkata Municipal Corporation in the following manner: -

7.7 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor i.e. the 5th floor, over the proposal of ground plus four floors, then in that event, out of that additional floor the Owner shall be entitled to 50% of the area same and the Developer shall be entitled to the remaining 50% of area of such additional floor. And it is also hereby agreed by and between the parties hereto that in the event of the additional floor being sanctioned then in that event the corresponding time period for construction and completion in terms hereof shall stand extended by 06 (six) months over and above the time period as mentioned hereinafter.

ARTICLE-VIII- DELIVERY OF POSSESSION

8.1 The developer shall within 30 days from the date of receipt of Amalgamated Assessment Book Copy from KMC shall apply for sanction plan from KMC. Within 15 days after the Developer has obtained the sanction of the plan from the Kolkata Municipal Corporation the Owners shall vacate and surrender electric meters save and except one electric meter and shift to the alternate accommodation as hereinafter mentioned and deliver possession of the said Premises to the Developer so as to enable the Developer to proceed with the development of the said Premises in terms hereof.

8.2 The Developer shall for the alternate accommodation of the Owners at the choice and suitability of the Owners provide three flats of two bedrooms each in the 1Km vicinity, of the said Premises, with a maximum cap of Rs.10,00,000/= for each alternate accommodation. In the event of any of the Owners who is entitled to one entire flat as transit accommodation not taking the flat, such Owner shall be paid the amount of Rs. 10,00,000/= by 30 equal post-dated cheques.



- 8.3 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and appropriate the net proceeds of the salvage to them. The Owners shall not have any claim and/or demand upon the salvage of the existing building and structures.
- 8.4 The Owners' Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the building is complete and obtained Occupancy Certificate/ completion Certificate (hereinafter referred to as the **COMPLETION DATE**) and then the said New Building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owners' Allocation.
- 8.5 The Developer hereby agrees to complete the construction of the building within 30 months from the date of commencement of construction of the said New Building (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owners' Allocation.
- 8.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owners' Allocation is delivered and/or caused to be delivered upon completion of the same as aforesaid. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owners fail and/or neglect to take possession of the Owners' Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).
- 8.7 Immediately after the completion of the new building and issue of notice to take possession of the Owners' Allocation the Owners shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyances in respect of the undivided share or



interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation at the cost of the Developer or its nominee/s.

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

ARTICLE -IX- ARCHITECTS, ENGINEERS, ETC

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

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

ARTICLE-X-INDEMNITY

10.1 The Owners shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall always keep the Developer indemnified against all 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.

10.2 The Developer shall be fully responsible for any deviation*or un-authorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses liabilities costs or third party claims actions or proceedings thus arising.



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

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

ARTICLE-XI-TAXES MAINTENANCE ETC

11.1 The Developer shall pay all rates & taxes on and from the date of the Owners vacating the said Premises in its entirety and prior to that the Owners shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises in proportion to their respective share in the said Premises.

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

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

11.4 After the said New Building is completed and the Owners' Allocation is delivered 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 shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.

11.5 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owners the Owners shall not be entitled and hereby agrees not to avail of any of the services.

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.

ARTICLE-XII-OBLIGATION OF THE OWNERS

12.1 The Owners shall be liable for payment of all amounts towards GST, and/or any other taxes, levies, outgoing whatsoever that may be imposed by any authority and/or government, Central, State, Local in respect of the Owners' Allocation only. No amount is payable in respect of any material and/or labour that the Developer shall incur for the construction of the said New Building and development of the said Premises.

12.2 The Owners shall grant a Power of Attorney in favour of the Developer to enable it 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 and till the completion of the project.

12.3 The Owners shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the



Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the building.

- 12.4 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 building or buildings at the said Premises.
- 13.2 The Owners and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 13.3 The Owners and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of the others allocation in the said New Building at the said Premises.
- 13.4 If the Developer obtains original title deeds in respect of the premises of the owner then the owners shall handover the same to the developer on accountable receipts and at the time of handing over the copy of Completion Certificate the developer shall handover the same to the owners who undertakes to produce the originals in the event of any necessity by the Apartment Owners Association.
- 13.5 The name of the said New Building shall always remain to be '*Swastic – Anindo*' and the same shall not be changed and/or altered by any one whomsoever and/or howsoever.



ARTICLE-XIV-BREACH AND CONSEQUENCES

- 14.1 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.
- 14.2 In the event of the Developer failing to complete the construction of the said New Building within 30 months or additional 06 months for additional floor i.e. 36 months, subject to Force Majeure, from the date of commencement of the construction of the said New Building then in that event the Developer shall be entitled to a grace period of 03 months, subject to Force Majeure, and inspite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable to pay predetermined penalty & damages to be calculated @Rs.50,000/= (Rupees Fifty Thousand) only per month of delay for a period of 03 months of such delay, subject to Force Majeure, and should the delay still continue beyond 39 months, subject Force Majeure, 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 of delay for a period of 03 months of such delay, subject to Force Majeure, and should the delay still continue beyond 42 months, subject Force Majeure, then in that event the Developer shall be liable to pay predetermined penalty & damages to be calculated @Rs.1,50,000/= (Rupees One Lakh Fifty Thousand) only per month of delay for a period of 03 months of such delay until issue of notice to the Owners notifying the completion of the Owners' Allocation in the said New Building but however Developer shall pay over and above the rent payable as per clause 8.2 additionally.

ARTICLE - XV – JURISDICTION

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



THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 02 chittacks and 15 sq. ft. be the same a little more or less together with a two storied building and other structures standing thereon and lying situate at and/or being municipal premises Nos. 112 and 112A, S. P. Mukherjee Road, Kolkata 700 026 PS Kalighat in ward No. 83 of the Kolkata Municipal Corporation in the District of 24 Parganas (S), Sub-Registry Alipore and is butted and bounded in the manner following: -

ON THE NORTH: By KMC Road named as Amrita Banerjee Road;

ON THE SOUTH: By municipal premises No. 114, S. P. Mukherjee Road;

ON THE EAST: By KMC Road named as S. P. Mukherjee Road;

ON THE WEST: By municipal premises No.3, Amrita Banerjee Road;

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

THE SECOND SCHEDULE ABOVE REFERRED TO
(ALLOCATIONS)

PART - I OWNERS' ALLOCATION

1. 50% of the upper floors of the said New Building so as to comprise of the entire second floor and the third floor out of which the third floor shall have two flats of equal sizes;
2. The rear open to sky area of the said Premises to be used exclusively for parking of motorcars thereat;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

PART - II DEVELOPER'S ALLOCATION

1. 50% of the upper floors of the said New Building so as to comprise of two entire floors i.e. the entire first floor (to be got sanctioned as commercial use) and the entire fourth floor thereof;

2. The entire ground floor of the said New Building (including office and/or shop as shall be got sanctioned from the Kolkata Municipal Corporation) of the said New Building after providing for the common parts and portion thereon;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;

THE THIRD SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS)

Structure	: Building designed on RCC frame and foundation conforming to Indian Standards and National Building Code;
Internal Walls	: Plaster of paris over cement plastering;
Doors	: Wooden frame and both side laminated flush doors with Acme/Dorset locks and stainless - steel fittings;
Windows	: Aluminum frame & sliding/shutters with 05mm glassed panel with M. S. Grill;
Flooring	: Imported Italian marble flooring in living/dining area, branded Vitrified Tiles flooring in rooms and Granite/ Kota flooring in stairs and common areas;
Kitchen	: Work top in granite and regular colour ceramic tiles above counter with Stainless Steel sink;
Bathroom	: Wall dados with regular colour ceramic tiles upto door height with CP fittings of EssEss/ Hindware, concealed hot & cold water pipeline with sanitaryware of Hindware;
Electrical	: Concealed Copper wiring of Finolex/Havells make provided from ground floor upto each unit with adequate electrical points with modular switches of Havells
Water	: Round the clock water supply through KMC;
Lift	: Adequate capacity of repute make;
Exterior	: Aesthetically designed front façade;
Ground floor lobby	: Decorated facade of Lift & lobby;
Security	: CCTV & EPABX;
Others	: Common toilet for servants; Car Wash; 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:

Gautam Samaddar.

458, SARAT CHATTERJEE ROAD
HOWRAH-711103.
C.B.

Judy Talwar
135, B & B Basin Road
Kolkata 700001

Debjyoti Bhattacharyya

Dipali Mukherjee

Debjani Ganguly.

Debarati Samaddar

Tanusee Mukherjee.

SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

Gautam Samaddar.

Judy Talwar

For Satvik Projects Pvt. Ltd.

Director

Drafted by me
Dilip Kumar Ghal
Advocate
Alipore Court
F/873/798/99

RECEIVED of and from the **DEVELOPER**

within named the within mentioned sum of

RUPEES FIFTY THOUSAND ONLY

RS.50,000/=

being the part payment of the said

CONSIDERATION AMOUNT in terms

hereof and in the manner as follows: -

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount Rs.	In favour of
03.08.2021	003672	Kotak Mahindra Bank	24,000/=	Debajyoti Bhattacharyya
03.08.2021	003673	Kotak Mahindra Bank	4,334/=	Dipali Mukherjee
03.08.2021	003674	Kotak Mahindra Bank	4,333/=	Debjani Ganguly
03.08.2021	003675	Kotak Mahindra Bank	4,333/=	Debarati Samaddar
03.08.2021	003676	Kotak Mahindra Bank	13,000/=	Tanusree Mukherjee
(Rupees Fifty Thousand) only			Rs. <u>50,000/=</u>	

WITNESSES:

Gautam Samaddar.

Debjani Ganguly

Debajyoti Bhattacharyya
Dipali Mukherjee

Debjani Ganguly.

Debarati Samaddar
Tanusree Mukherjee.

OWNERS

PHOTO

Debjayoti Bhattacharya

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

PHOTO

Deepali Mukherjee

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

PHOTO

Debjani Ganguly

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

PHOTO

Debasmiti Samadder

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



3.8-21

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

GRN Details

GRN:	192021220041025311	Payment Mode:	Online Payment
GRN Date:	30/07/2021 18:36:24	Bank/Gateway:	HDFC Bank
BRN :	1513651083	BRN Date:	30/07/2021 18:07:30
Payment Status:	Successful	Payment Ref. No:	2001251206/1/2021
			[Query No**/Query Year]

Depositor Details

Depositor's Name:	Satvic Projects Private Limited
Address:	21/2 Ballygunge Place Kolkata
Mobile:	9831312355
EMail:	ujalan@swastiegroupp.com
Contact No:	09831312355
Depositor Status:	Buyer/Claimants
Query No:	2001251206
Applicant's Name:	Mr Sisir Mondal
Identification No:	2001251206/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001251206/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	40011
2	2001251206/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	521
Total				40532

IN WORDS: FORTY THOUSAND FIVE HUNDRED THIRTY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EIEPM0972B

नाम/ Name
DIPALI MUKHERJEE

पिता का नाम/ Father's Name
KAMAKHA CHARAN BANERJEE

जन्म की तारीख/ Date of Birth
03/11/1938

Dipali Mukherjee
हस्ताक्षर/ Signature



26122017

Dipali Mukherjee



ভারতীয় অনিচ্ছা পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

112/2, শ্যামাপ্রসাদ মুখার্জী রোড,
কালিঘাট, কালিঘাট, কোলকাতা,
পশ্চিম বঙ্গ, 700026

Address:

112, SHYAMA PRASAD
MUKHERJEE ROAD, Kalighat,
Kalighat, Kolkata, West Bengal,
700026

9380 6473 5695



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Dipali Mukherjee



ভারত সরকার

Government of India



মিসারী মুখার্জী

Dipali Mukherjee

পিতা : কামাখা চরন বানার্জী

Father : Kamakha Charan Banerjee

জন্মতারিখ / DOB : 03/11/1938

মহিলা / Female



9380 6473 5695

আধার - সাধারণ মানুষের অধিকার

बनाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFMPB0699H



नाम /NAME

DEBAJYOTI BHATTACHARYYA

पिता का नाम /FATHER'S NAME

AJIT BHATTACHARYYA

जन्म तिथि /DATE OF BIRTH

12-05-1954

हस्ताक्षर /SIGNATURE

Debajyoti
Bhattacharyya

Shahin

अधीक्षक (सिस्टम. एंड. टेक.) कोलकाता

COMMISSIONER OF INCOME-TAX (D), KOLKATA

Debajyoti Bhattacharyya

इस कार्ड के लो / गिरा लाने पर कृपया जारी करने
वाले अधिकारी को सूचित / बताना तब ही
शुद्धता जांचकर वापस (पहले एवं तब-तब)।
पी 7,
चौमंगल स्क्वायर,
कोलकाता - 700 069

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (System & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19780/01717

Debajyoti Bhattacharyya

To
দেবজ্যোতি ভট্টাচার্য
Debajyoti Bhattacharyya
112A SHYAMA PROSAD MUKHERJEE ROAD
KALIGHAT Kalighat S.O
Kalighat Kolkata
West Bengal 700026

10167732



MN191677321DF



আপনার **আধার** সংখ্যা/ Your **Aadhaar** No. :

7265 3041 9884

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



দেবজ্যোতি ভট্টাচার্য
Debajyoti Bhattacharyya
পিতা : অজিত কুমার ভট্টাচার্য
Father : AJIT KUMAR BHATTACHARYYA
জন্ম বার্ষিক / Year of Birth : 1964
পুরুষ / Male



7265 3041 9884

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBARATI SAMADDAR
GURUDAS MUKHERJEE
13/11/1966

Permanent Account Number
BFWPS8071P

Debarati Samaddar

Signature



Debarati Samaddar



भारतीय विशिष्ट पहचान अधिकरण

Unique Identification Authority of India

पता: W/O: गौतम समद्धर, हाउस न-458
सरत चटर्जी रोड, बटाइतला पोस्ट ऑफीस
शिवपुर, होवर, आलम्पुर, बी.गार्डन
होवर, वेस्ट बंगाल, 711103

Address: W/O: Gautam
Samaddar, House No-458,
Sarat chatterjee Road,
Bataitala Post Office,
Shibpur, Howrah, Alampur,
B.garden, Howrah, West
Bengal, 711103

6965 4927 3414



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1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



भारत सरकार

Government of India



देबराती समद्धर
Debarati Samaddar

Debarati Samaddar

जन्म तिथि/DOB: 13/11/1966
महिला / Female

6965 4927 3414



आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TANUSREE MUKHERJEE

ADWAITADAS MUKHERJEE

11/04/1985

Permanent Account Number

ANZPM4302M

Tanusree Mukherjee

Signature



Tanusree Mukherjee



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 0000/00557/63421

To

तनुसरी मुखर्जी चंद्र

Tanusree Mukherjee Chandra

C/O Pradipta Kumar Chandra

37 Kali Temple Road

Opposite Of Kalighat Police Station Kalighat

Kalighat

Kalighat

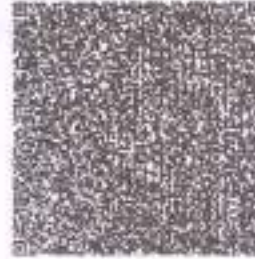
Kolkata

West Bengal 700026

8697232827



ME548780922FH



आपका आधार क्रमांक / Your Aadhaar No. :

6251 5012 9617

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



तनुसरी मुखर्जी चंद्र

Tanusree Mukherjee Chandra

जन्म तिथि / DOB : 11/04/1985

महिला / Female

Tanusree Mukherjee



6251 5012 9617

मेरा आधार, मेरी पहचान

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AAHC5-185

(Without Prejudice)
None. We do not take any liability or responsibility for
anybody against the content of this document.

Yours truly,
 Thomas J. Ryan, Jr.
 Director, U.S. Customs Service
 1st Floor, Suite 100
 Kansas City, Missouri
 U.S. Customs Service
 Tel: 816-221-4444
 e-mail: ryan.thomas@ice.dhs.gov



भारत सरकार
GOVERNMENT OF INDIA



राष्ट्रीय पहचान प्रमाणिका

Name: Vivek Kumar
Aadhaar No.: 3759 4046 5326
Gender: MALE



3759 4046 5326

आधार आधार, आधार प्रमाणिका

ISSUED FOR
REGISTRATION / HOUSING
LOAN OF BUYER
(Without Prejudice)

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ठिकाना:

21/2, बल्लिगुंज (पश्चिम बल्लिगुंज)

कोलकाता,

पश्चिम बंगाल - 700019

21/2, BALLYGUNGE
PLACE, Ballygunge,

Kolkata,

West Bengal - 700019



1800 300 1234

1800 300 1234

P.O. Box No. 1234,
Kolkata-700019

आयकर विभाग

INCOME TAX DEPARTMENT

SATWIC V RUIA

VIVEK RUIA

15/07/1994

PAN/REGD Account Number

BIZPR8842M


Signature



भारत सरकार

GOVT. OF INDIA



03050012



ISSUED FOR
REGISTRATION / HOUSING
~~LOAN OF BUYER~~
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इस कार्ड को खोले / खोने पर कृपया सूचित करें / सूचित करें

आयकर पैन सेवा केंद्र, एन एस डी

राज्य मंत्रालय, सचिवालय

बंगला टेलिफोन एक्सचेंज के समीप

पिन कोड - 411 005

(If this card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL

1st Floor, Sapptara Chambers,

Near Bazar Telephone Exchange,

Bombay, Pin - 411 005

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: nsdl@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT

DEBJANI GANGULY

GURUDAS MUKHERJEE

01/10/1962

Permanent Account Number

BUEPG5633G

Debjani Ganguly

Signature



भारत सरकार

GOVT. OF INDIA



21022016

Debjani Ganguly.

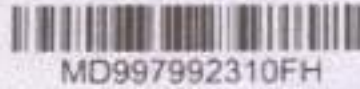
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1507/11142/17485

To
Debjani Ganguly
W/O. Parimal Ganguly
60/53 Haripada Dutta Lane
Tollygunge
Tollygunge
Circus Avenue Kolkata
West Bengal 700033
8584967111

24/01/2018

99799231



MD997992310FH



Debjani Ganguly

आपका आधार क्रमांक / Your Aadhaar No. :

8441 5158 5021

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Debjani Ganguly
Husband : Parimal Ganguly
DOB : 01/10/1962
Female



8441 5158 5021

मेरा आधार मेरी पहचान

ভাৰতীয় নিৰ্বাচন কমিছন
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নিৰ্বাচকৰ নাম : সিসিৰ মন্ডল

Elector's Name : Sisir Mondal

পিতাৰ নাম : জোদা মন্ডল

Father's Name : Jodab Mondal

লিংগ / Sex : পুৰ / M

জন্ম তাৰিখ / Date of Birth : 05/01/1984

Sisir Mondal

JTK3837937

ঠিকানা:

পেটুয়া মন্ডল পাৰা গু হুদাসপাৰা মালিকপুৰ বানু পুৰ দক্ষিণ ২৪ পৰগণা
৭০০১৪৭

Address:

Patua Mondal Para G Huidaspam
Malikpur Banu Pur South 24 Parganas
700147

Date: 12/08/2007

১০৪-বানুপুৰ নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰক

অফিচিয়েল হস্তাক্ষৰ অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
104-Banapur Constituency

বিজ্ঞপ্তি: নিৰ্বাচন হলে নতুন ঠিকনাত ভোট দিয়া বাবে
ভোটাৰ এ এফ ১ নম্বৰত নতুন লিখিত পৰিচালনা নং-১৪৭
কৰা দিওঁ। কৰ্মে এই পৰিচালনাত নতুন ঠিকনা কৰা।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.









Government of West Bengal

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

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name : South 24-Parganas

Signature / LTI Sheet of Query No/Year 16302001251206/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Debajyoti Bhattacharyya 112A S P Mukherjee Road, City:-, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			Debajyoti Bhattacharyya 03/08/21
2	Mrs Dipali Mukherjee 112 SP Mukherjee Road, City:-, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			Dipali Mukherjee 3.08.2021
3	Mrs Debjani Ganguly 60/53 Haripada Dutta Lane, City:-, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Land Lord			Debajani Ganguly 3.08.2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Debarati Samaddar 458 Sarat Chatterjee Road Bataitola Howrah, City:- Howrah, , P.O:- B Garden, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103	Land Lord			<i>Debarati Samaddar</i> 03.08.21
5	Mrs Tanusree Mukherjee Alias Mr Tanusree Mukherjee Chandra 37 Kali Temple Road, City:- P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			<i>Tanusree Mukherjee</i> 03/08/2021
6	Mr Satwic Vivek Ruia 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Developer [Satvic Projects Private Limited]			<i>Satwic Ruia</i> 03/08/2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Petua Mondal Para O Ruidaspara Mallikpur Baruipur, City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Debajyoti Bhattacharyya, Mrs Dipali Mukherjee, Mrs Debjani Ganguly, Mrs Debarati Samaddar, Mrs Tanusree Mukherjee, Mr Satwic Vivek Ruia			 03.08.2021

(Rita Lepcha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1630-02677/2021	Date of Registration	04/08/2021
Query No / Year	1630-2001251206/2021	Office where deed is registered	
Query Date	26/07/2021 4:37:36 PM	1630-2001251206/2021	
Applicant Name, Address & Other Details	Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9748949141, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 2,63,03,436/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 553/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SHYAMA PRASAD MUKHERJEE ROAD, , Premises No: 112 A, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 15 Sq Ft	1/-	2,42,53,125/-	Property is on Road
Grand Total :				6.8406Dec	1/-	242,53,125/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4500 Sq Ft.	1/-	20,50,311/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 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 : 1500 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 : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4500 sq ft	1/-	20,50,311/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Debajyoti Bhattacharyya Son of Late Ajit Bhattacharya 112A S P Mukherjee Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx9H, Aadhaar No: 72xxxxxxxx9884, Status :Individual, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence
2	Mrs Dipali Mukherjee Wife of Late Gurudas Mukherjee 112 SP Mukherjee Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ELxxxxxx2B, Aadhaar No: 93xxxxxxxx5695, Status :Individual, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence
3	Mrs Debjani Ganguly Wife of Late Parimal Ganguly 60/53 Haripada Dutta Lane, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx3G, Aadhaar No: 84xxxxxxxx5021, Status :Individual, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence
4	Mrs Debarati Samaddar Wife of Mr Gautam Samaddar 458 Sarat Chatterjee Road Bataitola Howrah, City:- Howrah, , P.O:- B Garden, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx1P, Aadhaar No: 69xxxxxxxx3414, Status :Individual, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence
5	Mrs Tanusree Mukherjee, (Alias: Mr Tanusree Mukherjee Chandra) Wife of Mr Pradipta Kumar Chandra 37 Kali Temple Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx2M, Aadhaar No: 62xxxxxxxx9617, Status :Individual, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Satvic Projects Private Limited 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Satvic Projects Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Petua Mondal Para O Ruidaspara Mallikpur Baruipur, City:- Baruipur, , P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Debajyoti Bhattacharyya, Mrs Dipali Mukherjee, Mrs Debjani Ganguly, Mrs Debarati Samaddar, Mrs Tanusree Mukherjee, Mr Satwic Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Debajyoti Bhattacharyya	Satvic Projects Private Limited-1.36812 Dec
2	Mrs Dipali Mukherjee	Satvic Projects Private Limited-1.36812 Dec
3	Mrs Debjani Ganguly	Satvic Projects Private Limited-1.36812 Dec
4	Mrs Debarati Samaddar	Satvic Projects Private Limited-1.36812 Dec
5	Mrs Tanusree Mukherjee	Satvic Projects Private Limited-1.36812 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Debajyoti Bhattacharyya	Satvic Projects Private Limited-900.00000000 Sq Ft
2	Mrs Dipali Mukherjee	Satvic Projects Private Limited-900.00000000 Sq Ft
3	Mrs Debjani Ganguly	Satvic Projects Private Limited-900.00000000 Sq Ft
4	Mrs Debarati Samaddar	Satvic Projects Private Limited-900.00000000 Sq Ft
5	Mrs Tanusree Mukherjee	Satvic Projects Private Limited-900.00000000 Sq Ft

On 03-08-2021

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

Presented for registration at 18:00 hrs on 03-08-2021, at the Private residence by Mr. Satwic Vivek Ruia .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,63,03,436/-

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

Execution is admitted on 03/08/2021 by 1. Mr Debajyoti Bhattacharyya, Son of Late Ajit Bhattacharyya, 112A S P Mukherjee Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 2. Mrs Dipali Mukherjee, Wife of Late Gurudas Mukherjee, 112 SP Mukherjee Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 3. Mrs Debjani Ganguly, Wife of Late Parimal Ganguly, 60/53 Haripada Dutta Lane, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 4. Mrs Debarati Samaddar, Wife of Mr Gautam Samaddar, 458 Sarat Chatterjee Road Bataitola Howrah, P.O: B Garden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by Profession House wife, 5. Mrs Tanusree Mukherjee, Alias Mr Tanusree Mukherjee Chandra, Wife of Mr Pradipta Kumar Chandra, 37 Kali Temple Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 03-08-2021 by Mr Satwic Vivek Ruia, Director, Satvic Projects Private Limited (Private Limited Company), 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

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

Rita Lepcha

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 04-08-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 553/- (B = Rs 500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2021 6:37PM with Govt. Ref. No: 192021220041025311 on 30-07-2021, Amount Rs: 521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1513651083 on 30-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 40,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 44988, Amount: Rs.10/-, Date of Purchase: 26/07/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 30/07/2021 6:37PM with Govt. Ref. No: 192021220041025311 on 30-07-2021, Amount Rs: 40,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1513651083 on 30-07-2021, Head of Account 0030-02-103-003-02



Rita Lepcha

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 99632 to 99687
being No 163002677 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.08.24 12:17:01 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/08/24 12:17:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)