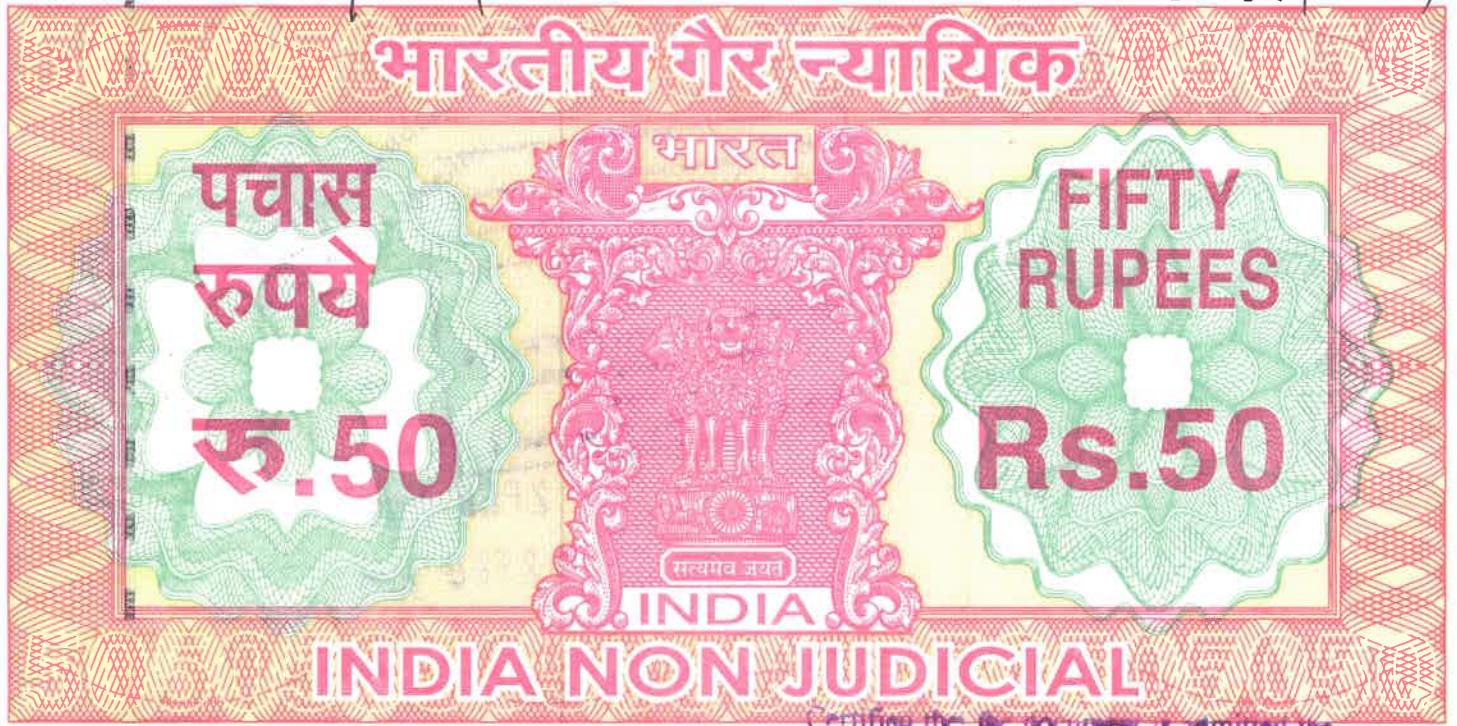


09/08/2024

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Certified the document to be submitted for Registration. The signature sheet and the endorsement sheets attached with the document are the part of this document

AG 616191



Handwritten signature of the man in the portrait.

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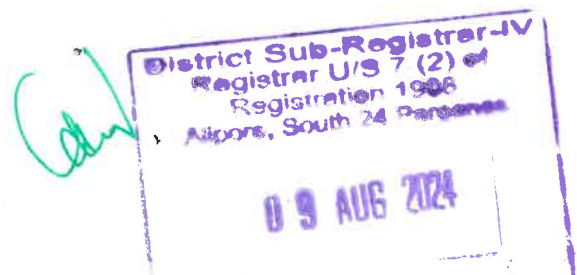
Chitrata Roy Chaudhury

THIS AGREEMENT is made on this 09th day of August Two Thousand and Twenty Four BETWEEN CHITRITA ROY CHAUDHURY (PAN BRYPC8683D & Aadhaar No. 7377 4100 7013) daughter of Late Amiya Kumar Roychowdhury, an Indian national, by faith Hindu, by occupation retired, residing at No. 8, Debendra Lal Khan Road, Kolkata 700 025 PO Bhowanipore & PS Kalighat and NANDITA NAG CHOWDHURY (PAN AHVPC1933A & Aadhaar No. 3743 4048 3441) wife of Late Pranab Nag

Handwritten signature in blue ink.



Nandita Nag Chowdhury



Chowdhury an Indian national, by faith Hindu, by occupation housewife, residing at No. 26A, Panditiya Place, Kolkata 700 029 PO Sarat Bose Road & PS Gariahat hereinafter jointly referred to as the **OWNER** of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) 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 **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 700 019, P.S. Gariahat, P.O. Ballygunge hereinafter called the **DEVELOPER** of the **OTHER PART**:

WHEREAS:

- A. By an Indenture dated 06th May 1932 and registered with the Registrar of Assurances, Calcutta in book No. I, volume No. 44, pages 41 to 43 being No. 1696 for the year 1932 the Trustees for the Improvement of Calcutta sold transferred and conveyed unto and in favour of Dr. Satyaranjan Bose **ALL THAT** the piece or parcel of land containing by ad-measurement an area of **07 (seven) cottahs 02 (two) chittaks and 22 (twenty two) sq. ft.** be the same a little more or less lying situate and being plot No. 302 of the surplus lands in Improvement Scheme No. IVA formed out of old municipal premises Nos. 37, Russa Road South and 1A, Ballygunge Station Road being respectively parts of Holdings Nos. 29 and 35 in Sub Division H, Division VI, Dihi Panchannogram, District 24 Parganas (hereinafter referred to as the said **LAND**).
- B. For the purpose of securing the unpaid amount towards purchase of the said Land, by an Indenture dated 06th May 1932 and registered with the Registrar of Assurances, Calcutta in book No. I, volume No. 47, pages 43 to 52 being No. 1695 for the year 1932 (hereinafter referred to as the said **Security Deed**) the said Dr.



Satyaranjan Bose mortgaged the said Land unto and in favour of the said Trustees for the Improvement of Calcutta in the manner and upon the terms as contained and recorded therein.

- C. The said Dr. Satyaranjan Bose paid off all dues of the said Trustees for the Improvement of Calcutta and the charge upon the said Land was redeemed on 2nd April 1935, as endorsed on the said Security Deed.
- D. While seized and possessed of the said Land the said Dr. Satyaranjan Bose out of his own funds constructed erected and completed a two storied building and other structures thereat and the said Land along with the building was named and numbered as municipal premises No. 68/4, Pratapadiya Road, Kolkata 700 026, PS Tollygunge in ward No. 88 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- E. By a Bengali Deed of Gift dated 25th February 1951 registered with the Sadar Joint Sub – Registrar at Alipore in Book No. I , volume No. 2, pages 280 to 284 being No. 1154 for the year 1951 the said Dr. Satyaranjan Bose transferred and assigned as and by way of gift in favour of his daughter Sulata Roy Chowdhury and son – in law Amiya Kumar Roy Chowdhury **ALL THAT** the said Premises absolutely and forever in the manner as contained and recorded therein.
- F. The said Amiya Kumar Roy Chowdhury during his lifetime made and published his last will and testament dated 16th February 1980 whereby and wherein the said Amiya Kumar Roy Chowdhury upon his death gave and bequeathed all his immovable and movable assets and properties to his wife the said Sulata Roy Chowdhury absolutely and forever.
- G. The said Amiya Kumar Roy Chowdhury died testate on 2nd February 1987.



- H. The said Sulata Roy Chowdhury applied for grant of probate in respect of the last will and testament dated 16th February 1980 of the said Amiya Kumar Roy Chowdhury (since deceased) before the Ld. District Delegate at Alipore in Act 39 Case No. 106 of 1987 and the same was granted on 30th September 1988.
- I. Portions of the said Premises are presently under the tenancy/occupation of several persons morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and are hereinafter collectively referred to as the said **OCCUPIERS**.
- J. Thus, the said Sulata Roy Chowdhury became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispens, attachments, mortgages, pawn, pledge, third party interest whatsoever and/or howsoever, subject to the said Occupiers thereat.
- K. By an Indenture dated 26th April 1990 registered with the District Sub – Registrar Alipore, South 24 Parganas in book No. I, volume No. 151 page No. 171 to 179 being No. 6299 for the year 1990 the said Sulata Roychowdhury sold transferred and conveyed unto and in favour of Ashish Kumar Roychowdhury **ALL THAT** the one roomed flat measuring 500 sq. ft. more or less comprising of one room along with common bath room – cum – privy, kitchen and verandah on the eastern side of the first floor of the existing building at the said Premises together with common user of roof of the entire building, staircase, water reservoir, tank and land and side space (hereinafter referred to as the said **FLAT**) for the consideration and in the manner as contained and recorded therein and the same represents 1/10th part and/or share in the said Premises.
- L. The said Sulata Roy Chowdhury was during her lifetime governed by the Dayabhaga School of Hindu law died intestate on 26th August 2002 leaving behind




her surviving her one son namely Ashish Kumar Roychowdhury and two daughters namely Chitrita Roy Chaudhury and Nandita Nag Chowdhury and as her only surviving legal heirs and/or representatives.

M. The said Ashish Kumar Roychowdhury, Chitrita Roy Chaudhury and Nandita Nag Chowdhury thus inherited from the said Sulata Roychowdhury **ALL THAT** the remaining constructed area in the said Premises and measuring about 4500 sq. ft. i.e. 9/10th part and/or share in the said Premises (hereinafter referred to as the **UNDIVIDED PROPERTIES**) encumbrances whatsoever and/or howsoever but subject however to the said Occupiers only.

N. Pursuance to the above the said Ashish Kumar Roychowdhury, Chitrita Roy Chaudhury and Nandita Nag Chowdhury became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, debuttar whatsoever and/or howsoever each having an undivided but distinct share therein in the manner as follows: -

i)	Ashish Kumar Roychowdhury	4/10 th
ii)	Chitrita Roy Chaudhury	3/10 th
iii)	Nandita Nag Chowdhury	3/10 th

O. By the deed of conveyance dated 09th August 2024 and registered with the District Sub Registrar – IV, Alipore, South 24 Parganas, in Book No. I the said Ashish Kumar Roychowdhury with the consent and concurrence of the said Chitrita Roy Chaudhury and Nandita Nag Chowdhury sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. the Developer herein **ALL THAT** the undivided 4/10th part and/or share into or upon the said Premises including the said Flat as hereinbefore mentioned for the consideration and in the manner as contained and recorded therein.



P. The existing building and structures at the said Premises being dilapidated and old the Owner approached the Developer to take up the work of development in respect of the share of the Owner into or upon the said Premises which the Developer has agreed in terms and accordance hereof.

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

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

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

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

1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.

1A.3 **OWNER** shall mean and include the Owner above named and shall include their respective heirs, executors, administrators, legal representative/s, and assigns;


1A.4 **DEVELOPER** shall mean and include the said **SWASTIC PROJECTS PRIVATE LIMITED** and its successor or successors – in – interest, transferee/s, nominee/s and/or assigns.

1A.5 **COMMON FACILITIES/PORTIONS** shall include paths, passages, stairways, elevator, water courses, drains, sewers, ultimate roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.



- 1A.6 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.
- 1A.7 **CARPET AREA** shall mean the space in the said New Building available for the exclusive and independent use and occupation of the Owner or the Developer exclusively, over and above the space demarcated for common facilities and services in the New Building
- 1A.8 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement total area of about **07 (seven) cottahs 02 (two) chittaks and 22 (twenty two) sq. ft.** be the same a little more or less together with the partly two and partly three storied building and other structures standing thereon lying situate at and/or being municipal premises No. 68/4, Pratapadiya Road, Kolkata 700 026, PS Tollygunge in ward No. 88 of the Kolkata Municipal Corporation morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.9 **PLAN** shall mean the maps or plans 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 from time to time and shall also include all working drawings to be got prepared by the Developer.
- 1A.10 **OWNER'S ALLOCATION** shall mean and include 30% of the total saleable carpet area to comprise in the said New Building and the same shall include the entire second floor of the said New Building together with 30% of the car parking areas on the ground floor of the said New Building to be constructed at the said Premises 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 whereof are morefully and particularly

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

- 1A.11 **DEVELOPER'S ALLOCATION** shall mean and include all remaining floors (i.e. the first floor, third floor and the fourth floor) of the said New Building together with 70% of the car parking areas on the ground floor of the said New Building to be constructed at the said Premises together with undivided proportionate share in the common parts and facilities details whereof are morefully and particularly mentioned and described in **PART – II** of the **THIRD SCHEDULE** hereunder written.
- 1A.12 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, epidemic, accumulation of rain water or any unforeseen weather condition, lockdown, 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.
- 1A.13 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1A.14 **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 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

- 2.1 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 completely based upon the representations made by the Owner on good faith thereof:
- a) The Owner are seized and possessed of or otherwise well and sufficiently entitled to undivided 06/10th part and/or share into or upon the said Premises as the absolute owners thereof with a marketable title in respect thereof;
 - b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, suits, cases, trespass, debuttar, life-interest right whatsoever and/or howsoever;
 - c) No suits, legal proceedings or prohibitory orders are pending and/or subsisting in respect of the title of the said Premises and/or anything relating to and/or in respect of the said Premises and every part thereof;
 - d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations;
 - e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises;



- f) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof;
- g) The freehold interest and/or ownership interest of the Owner into or upon the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner and/or any other person 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 Owner for any purpose whatsoever or howsoever and all original title deeds in respect of the respective portions of the said Premises are in the custody of the Owner themselves;
- h) 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 Owner and in respect of any outstanding rates taxes and outgoing the Owner 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;
- i) Save and except the said Occupiers, there is no tenant at any part or portion of the said Premises or any part thereof and the remaining of the said Premises is in the vacant peaceful and khas possession of the Owner exclusively.
- j) The Owner do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- k) The Owner is competent to enter into this Agreement and to carry out their respective obligations, as mentioned herein;
- l) The Owner are resident Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act;
- m) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owner has 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 Owner do hereby appoint the Developer as the exclusive Developer/Promoter for undertaking the development of the said Premises in respect of the share of the Owner therein.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Developer shall, cause to have the names of the present owners of the said Premises to be mutated in the records of the Kolkata Municipal Corporation at the cost of the Owner also have the upto date assessment and unit area assessment done in accordance with law and for that the Owner shall, sign, execute and register all necessary instruments, plans, applications, forms and others as shall be necessary or be required.
- 4.2 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. In the event of the plan in respect of the flat forming part of the Owner's Allocation is required to be changed then in that event consent in writing of the Owner shall be obtained by the Developer in respect of all such change.
- 4.3 The Owner 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.
- 4.4 The Developer acting on behalf of and as the Attorney of the Owner shall at its own costs 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 said New Building on the said Premises.

4.5 The Developer shall submit 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 during 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 said New Building including but not limited to taking out lift license shall also be borne and paid by the Developer exclusively and the Owner shall not be required to contribute any amount in this regard.

4.6 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 decides 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 or quality as what have been detailed out hereunder.

4.7 In case any additional work is undertaken by the Developer in or relating to the Owner's Allocation or any additional facility or utility for the Owner's Allocation or any part thereof is provided by the Developer at the written request of the Owner, the Owner shall be liable to and agree to pay all charges for such additional work done and/or for any such additional facility/utility provided by the Developer.

4.8 The said Occupiers shall be settled by the Developer and all costs and outgoing including any if area is required to be provided, 30% thereof shall be borne by the Owner and/or on account of the Owner and if any amount is to be incurred 30% thereof shall be to the account and/or on behalf of the Owner..



ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

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

ARTICLE- VI-SPACE ALLOCATION

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


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

6.3 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over and above initial sanction the same shall also be shared in the same ratio of 30:70 between the Owner and the Developer. In the event of the additional floor being sanctioned then in that event the corresponding time period for construction and completion in terms hereof shall stand extended by 09 (nine) months over and above the time period as mentioned hereinafter.

ARTICLE-VII- DELIVERY OF POSSESSION

7.1 Within 15 days from the date the Developer has obtained the sanction of the plan from the Kolkata Municipal Corporation the Owner shall vacate and shift to the alternate accommodation as hereinafter mentioned and deliver possession of the said Premises to the Developer to enable the Developer to proceed with the development of the said Premises in terms hereof.



- 7.2 The Developer shall for the alternate accommodation of the Owner pay and/or reimburse an amount of Rs.25,000/= per month to each of the 02 Owners equally as monthly amount towards the alternate accommodation and hardship compensation until the said Date of Possession as hereinafter mentioned.
- 7.3 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and appropriate the net proceeds of the salvage to them and the Owner shall not have any claim thereupon.
- 7.4 The Owner's 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 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 Owner's Allocation.
- 7.5 The Developer hereby agrees to complete the construction of the building within 33 (thirty three) months from the date of receipt of vacant and khas possession of the said Premises in its entirety or sanction of the building plan by the Kolkata Municipal Corporation (whichever event shall happen later shall be the basis) (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of 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 Owner's Allocation. Time shall be the essence of this agreement.
- 7.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing along with copy of the completion certificate issued by the Kolkata Municipal Corporation to take the possession of the Owner's 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
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Owner fails and/or neglects to take possession of the Owner's Allocation within 15 days from the date of issue of notice (hereinafter referred to as the said **DATE OF POSSESSION**).

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

7.8 The Owner 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, upon receipt of notice to take possession of the Owner's Allocation.

ARTICLE -VIII- ARCHITECTS, ENGINEERS, ETC

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

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

ARTICLE-IX-INDEMNITY


9.1 The Owner 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 Owner 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 and/or claim and/or counter claim being made by any person whomsoever on any ground heretofore.

- 9.2 The Developer shall be fully responsible for any deviation or un-authorised construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner against all losses liabilities costs or third-party claims actions or proceedings thus arising.
- 9.3 The Developer shall also indemnify and keep the Owner indemnified and held harmless for any and/or all losses suffered on account of any defective workmanship by the Developer in construction of the New Building.
- 9.4 The Owner 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 Owner's 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 Owner's Allocation in the said New Building as herein mentioned.


ARTICLE-X-TAXES MAINTENANCE ETC

- 10.1 Both the Owner and the Developer shall pay in proportion to their ownership all rates & taxes on and from the date of receipt of vacant possession of the entirety of the said Premises by the Developer from the Owner and prior to that the Owner shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises. 

- 10.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations on and from the said Date of Possession. On the said Date of Possession, the Owner shall be deemed to have taken possession of the Owner's Allocation for the purpose of making payment of the proportionate rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owner's Allocation is taken or not by the Owner.
- 10.3 The Owner and the Developer shall from the Date of Possession of the Owner's 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.
- 10.4 After the said New Building is completed and the Owner's Allocation is delivered the Developer and the Owner shall form an Association of the Owner/ occupants of the various flats in the said New Building with such rules and regulations as the Owner and Developer shall mutually agree and the Owner and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.
- 10.5 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owner making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof as shall be mutually agreed and unless the said maintenance charges are paid by the Owner, the Owner shall not be entitled and hereby agrees not to avail of any of the services.
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- 10.6 The Owner shall be liable to pay charges for electricity in or relating to the Owner's Allocation wholly and proportionately relating to common parts.

ARTICLE-XI-OBLIGATION OF THE OWNER

- 11.1 The Owner 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 Owner's Allocation at the time of delivery of possession by the Developer to the Owner.
- 11.2 The Owner 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 said New Building to be constructed on the said Premises and authorising the Developer to represent the Owner 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.
- 11.3 The Owner 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 or the said Premises as the case maybe and for completing the construction of the said New Building.
- 11.4 The Owner shall grant a registered power of attorney in favour of the Developer so as to enable its authorized signatories to sign execute and register all deeds of conveyances in respect of the Developer's Allocation only, in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper. 

ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 The Owner and the Developer hereby agree and covenant with each other not to violate or contravene any of the provisions of rules applicable for construction of the said New Building at the said Premises.
- 12.2 The Owner and the Developer hereby agree and covenant with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 12.3 The Owner and the Developer do hereby agree and covenant with each other to join and confirm all documents of transfer relating to sale of the allocation of each other in the said New Building at the said Premises.
- 12.4 Notwithstanding anything contained herein nothing shall be construed as a demise or assignment in law and by virtue of this Agreement save and except the Owner have granted the exclusive right of development of the said Premises unto and in favour of the Developer.
- 12.5 The name of the said New Building shall remain to be such as shall be decided by the Developer and neither the Owner nor the Developer shall be entitled to change and/or alter the same.
- 12.6 If any provision of this Agreement is declared to be invalid or unenforceable or prohibited by the law, this Agreement shall be considered divisible as to such provision which shall be inoperative and shall not be part of the consideration moving from the Parties hereto to the others and the remainder of this Agreement shall be valid and binding and of like effect as though such provision was not included herein PROVIDED HOWEVER, the Parties shall take immediate steps to rework on such provision in a manner mutually acceptable to each other.

ARTICLE-XIII-BREACH AND CONSEQUENCES

- 13.1 In the event of either party to this Agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific



performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.

- 13.2 In the event of the Developer being unable to complete the construction of the said New Building within the time frame as hereinbefore mentioned, then in that event the Developer shall be entitled to an extension of grace period of 06 (six) months, subject to *Force Majeure*, and should the Developer even after expiry of the grace period of 06 months in accordance hereof, be unable to complete the construction of the said New Building, the Developer shall be liable and agrees to make payment of a composite amount as predetermined penalty and liquidated damages to be calculated @Rs.20,000/= (Rupees Twenty Thousand) only per month for each month of delay over and above the cost of alternate accommodation as hereinabove mentioned.

ARTICLE - XIV – JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT piece or parcel of land containing by admeasurement an area of about **07 (seven) cottahs 02 (two) chittaks and 22 (twenty two) sq. ft.** be the same a little more or less together with the partly two and partly three storied building (having a total covered area of 5000 sq. ft. i.e. 2200 sq. ft. on the ground floor, 2200 sq. ft. on the first floor and 600 sq. ft. on the second floor) being plot No. 302 of the surplus lands in Improvement Scheme No. IVA and now lying situate at and/or being municipal premises No. **68/4, Pratapadiya Road, Kolkata 700 026**, PS Tollygunge in ward No. 88 of the Kolkata Municipal Corporation and assessee No. 110881101464, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -



ON THE NORTH: By municipal premises No. 68/3, Pratapaditya Road;
 ON THE EAST: By KMC Road;
 ON THE WEST: By municipal premises No. 68/3, Pratapaditya Road;
 ON THE SOUTH: Partly by municipal premises No. 70B, Pratapaditya Road and partly by municipal premises No. 13, Kalia Colony

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

(Share of the Owner in the said Premises)

ALL THAT undivided 06/10th part and/or share into or upon the said Premises referred to above i.e. **04 Cottahs 04 Chittacks and 31.20 Sq. Ft.** and constructed area of about 3000 sq. ft. i.e. 1467 sq. ft. on the ground floor, 1133 sq. ft. on the first floor and 400 sq. ft. on the third floor)

THE SECOND SCHEDULE ABOVE REFERRED TO

		(OCCUPIERS)	
Slr.	Name	Location	Rent (Rs.)
1.	J. P Chatterjee	Eastern side of ground floor	
2.	Satyanarjan Chakravorty	Western side of ground floor	
3.	Biren Banik	One room on 1 st floor & area on roof (2 nd flr.)	
4.	Ramola Halder	Western side of first floor	

THE THIRD SCHEDULE ABOVE REFERRED TO
(ALLOCATIONS)

PART – I OWNER'S ALLOCATION

1. 30% of the entire saleable area of the said New Building and the same shall include the entire second floor of the said New Building;
2. 30% of the carparking areas on the ground floor 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;

PART – II DEVELOPER'S ALLOCATION

1. 70% of the entire saleable area of the said New Building and the same shall include the entire first floor, third floor and the fourth floor of the said New Building;
2. 70% of the carparking areas on the ground floor 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;

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

Structure	: Building designed on RCC frame & foundation conforming to Indian Standards & National Building Code;
Internal Walls	: White cement punning over cement plastering;
Doors	: Wooden frame and both side pre-laminated flush doors;
Windows	: Powder Coated aluminum frame & sliding with 05mm glassed panel with M. S. Grill;
Flooring	: Vitrified tiles/Marble flooring in the flat, anti-skid tile flooring in Kitchen, Toilet & Balcony, Black stone/Kota flooring in Stairs & Common areas;
Kitchen	: Work top in black stone 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 Hindware, concealed hot & cold water pipeline with sanitary ware of Hindware;
Electrical	: Concealed Copper wiring of Havells make provided from ground floor up to each unit with adequate electrical points with modular switches of Havells make;
Water	: Round the clock water supply through KMC;
Lift	: Semi- Automatic, adequate capacity of Otis make;
Exterior	: Aesthetically designed front façade;
Ground floor lobby:	Decorated facade of Lift & lobby;
Power Back Up	: Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
Others	: Common toilet for servants; Personalised Mail Box;



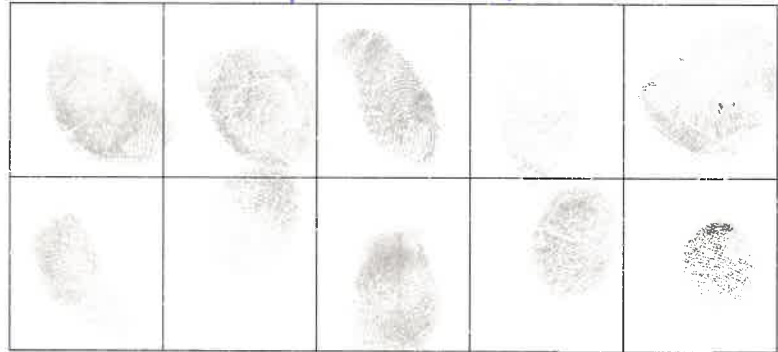
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the **OWNER** at Kolkata

in the presence of:

Chirita Roy Chowdhury



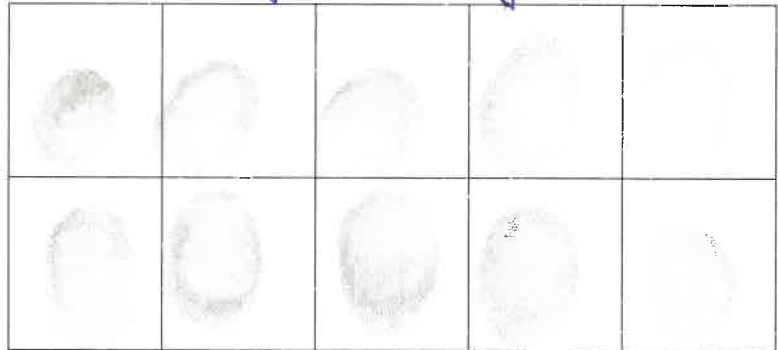
Left

Right

*!:- Teeta Bhunia
Chandrabory
Advocate
Aspara Twp's Case
Kolkata-700027*

Chirita Roy Chowdhury

Nandita Nag Chowdhury



Left

Right

*Teemata Nag Chowdhury
26/A, Pandita Place
Kolkata = 700029*

Nandita Nag Chowdhury

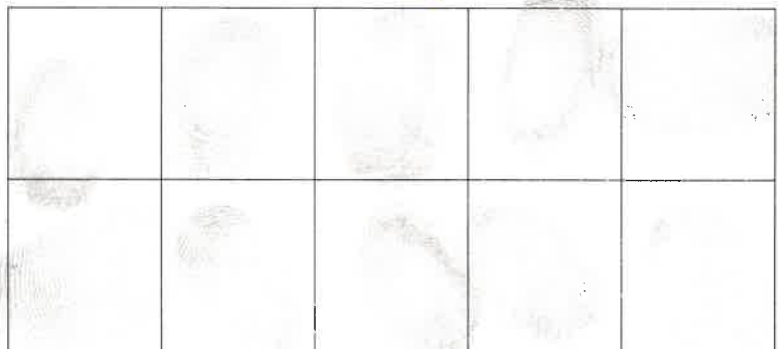
SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

For Swastic Projects Pvt. Ltd.

[Signature]
Director



Left

Right

*Jeday Salam
135, B&B Barn
Ed. Kol-1*

[Signature]

[Signature]

*TRILOK CHAND NATH
46 Snidhan Roy Rd
Kolkata - 39*

Dilip Kumar Guel



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

Query No / Year	2001913752/2024	Office where deed will be registered
Query Date	18/07/2024 7:50:10 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4305] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]
Set Forth value		Market Value
		Rs. 2,04,88,966/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 40,020/- (Article:48(g))		Rs. 21/- (Article:E, E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Protapaditya Road, , Premises No: 68/4, , Ward No: 088, Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 4 Chatak 31.2 Sq Ft		1,93,41,466/-	Property is on Road Encumbered by Tenant,
Grand Total :				7.084Dec	0 /-	193,41,466 /-	





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



192024250157824358

GRN Details

GRN:	192024250157824358	Payment Mode:	SBI Epay
GRN Date:	08/08/2024 15:39:57	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0809143024219	BRN Date:	08/08/2024 15:40:37
Gateway Ref ID:	30921611	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	080820242015782434	Payment Init. Date:	08/08/2024 15:39:57
Payment Status:	Successful	Payment Ref. No:	2001913752/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SWASTIC PROJECTS PVT LTD
Address:	21/2 BALLYGUNGE PLACE, KOLKATA 700019
Mobile:	8420999201
Depositor Status:	Buyer/Claimants
Query No:	2001913752
Applicant's Name:	Mr Uday Jalan
Identification No:	2001913752/3/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	08/08/2024
Period To (dd/mm/yyyy):	08/08/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001913752/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	40010
2	2001913752/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				40031

IN WORDS: FORTY THOUSAND THIRTY ONE ONLY.



KOLKATA MUNICIPAL CORPORATION
Assessment Collection (North / South) Department

Serial No.: HQ/21

MISCELLANEOUS CASH RECEIPT

0039401

6355163

Assessee No.: 110881101464

WARD NO: 088 SUKANTA GHOSH

Premises No.: 63/4, PRATAPADITYA ROAD

Division : 1

Received from

~~SHRITRITA ROYCHOWDHURY, NANDITA NAG CHOWDHURY, ASISH KR. ROY C~~
~~OWDHURY, W. R. S. 15230/- W.E.F. 3/2001 NO MR 13 COPY~~

20000

the sum of Rs. Two Thousand only (Cash)

for CERTIFIED COPY OF INSPECTION BOOK FOR DECIDED ANNUAL VALUATION ABOVE RS 10000

Date: 12/08/2024

PLEASE SEE OVERLEAF

MUNICIPAL COMMISSIONER
KOLKATA MUNICIPAL CORPORATION

This is a computer generated document.
Signature of the official is not required.

E & O E

THE CALCUTTA

MUNICIPAL CORPORATION AND BUILDINGS

Plot No.

Street No.

Name of the Street

Pratapaditya

INSPECTOR

Name of the person to whom the notice is addressed

3/01

Premises No.
No. of
Nature
of
Consolidated Rate

Name and address of the recorded Owner / Lessee / Sub Lessee / Person liable to pay

Date of issue of the certificate of occupancy or (2) to the owner or occupier

Date of receipt of the certificate of occupancy or other information, if any

Date of receipt of the certificate of occupancy or other information, if any

Date of Occupancy by certificate date of Occupancy by the Owner in case of new building as 17(5)

Existing annual valuation with date of effect of quarter and objection, if any

Revised Annual Valuation

Definitive under other

For annual increase (or) decrease in the valuation

Particulars of Revised Assessment

Monthly Rent

As decided by Hearing Officer

Accommodation and Name of occupier

Residential & Non-residential uses should be grouped separately.

Storey & Location

Covered Floor area

Particulars of Revised Assessment

Monthly Rent

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Conditioned receipt
Rs. 15230 against the memo
of the Pralapaditya Road
Alno-11081101464
Receipt no- 6355163
12/08/24
A. N. C. (S)
24B, Wd-088
K.M.C.

Particulars of Revised Assessment

Monthly Rent

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Conditioned receipt
Rs. 15230 against the memo
of the Pralapaditya Road
Alno-11081101464
Receipt no- 6355163
12/08/24
A. N. C. (S)
24B, Wd-088
K.M.C.

Storey & Location

Covered Floor area

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Conditioned receipt
Rs. 15230 against the memo
of the Pralapaditya Road
Alno-11081101464
Receipt no- 6355163
12/08/24
A. N. C. (S)
24B, Wd-088
K.M.C.

Storey & Location

Covered Floor area

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Assessment

Supported by document, if any

As decided by Hearing Officer

Accommodation and Name of occupier

Major Information of the Deed

Deed No :	I-1604-08983/2024	Date of Registration	09/08/2024
Query No / Year	1604-2001913752/2024	Office where deed is registered	
Query Date	18/07/2024 7:50:10 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[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. 2,04,88,966/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,060/- (Article:48(g))	Rs. 53/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






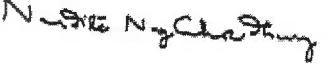
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Protapaditya Road, , Premises No: 68/4, , Ward No: 088 Pin Code : 700026

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 4 Chatak 31.2 Sq Ft		1,93,41,466/-	Property is on Road Encumbered by Tenant,
Grand Total :				7.084Dec	0 /-	193,41,466 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	11,47,500/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1467 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1133 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	0 /-	11,47,500 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Chitrita Roy Chaudhury Daughter of Late Amiya Kumar Roy Chowdhury Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  LTI 09/08/2024	Signature  09/08/2024
City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: brxxxxxx3d, Aadhaar No: 73xxxxxxxx7013, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				
2	Name Mrs Nandita Nag Chowdhury Wife of Mr Pranab Nag Chowdhury Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  LTI 09/08/2024	Signature  09/08/2024
City:- Kolkata, P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ahxxxxxx3a, Aadhaar No: 37xxxxxxxx3441, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX3 , PAN No.:: aaxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Aug 9 2024 2:28PM LTI 09/08/2024	Signature  09/08/2024
City:- Kolkata, 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, Date of Birth:XX-XX-1XX4 , PAN No.: bixxxxxx2m, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Saumya Mukherjee Son of Mr Ranjit Mukherjee City:- Kolkata, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063		 Captured 09/08/2024	 09/08/2024
Identifier Of Mrs Chitrita Roy Chaudhury, Mrs Nandita Nag Chowdhury, Mr Satwic Vivek Ruia			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Chitrita Roy Chaudhury	Swastic Projects Pvt Ltd-3.542 Dec
2	Mrs Nandita Nag Chowdhury	Swastic Projects Pvt Ltd-3.542 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Chitrita Roy Chaudhury	Swastic Projects Pvt Ltd-1500.00000000 Sq Ft
2	Mrs Nandita Nag Chowdhury	Swastic Projects Pvt Ltd-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 160408983 / 2024

On 09-08-2024

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.

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

Presented for registration at 14:17 hrs on 09-08-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS 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 2,04,88,966/-

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

Execution is admitted on 09/08/2024 by 1. Mrs Chitrita Roy Chaudhury, Daughter of Late Amiya Kumar Roy Chowdhury, P.O: Bhawanipore, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 2. Mrs Nandita Nag Chowdhury, Wife of Mr Pranab Nag Chowdhury, P.O: Sarat Bose Road, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Saumya Mukherjee, , Son of Mr Ranjit Mukherjee, P.O: Thakurpukur, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Service

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

Execution is admitted on 09-08-2024 by Mr Satwic Vivek Ruia, Director, Swastic Projects Pvt Ltd (Private Limited Company), City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Saumya Mukherjee, , Son of Mr Ranjit Mukherjee, P.O: Thakurpukur, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2024 3:40PM with Govt. Ref. No: 192024250157824358 on 08-08-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 0809143024219 on 08-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 40,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 184482, Amount: Rs.50.00/-, Date of Purchase: 02/02/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2024 3:40PM with Govt. Ref. No: 192024250157824358 on 08-08-2024, Amount Rs: 40,010/-, Bank: SBI EPay (SBIEPay), Ref. No. 0809143024219 on 08-08-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 271157 to 271190
being No 160408983 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.08.21 16:01:39 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 21/08/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.