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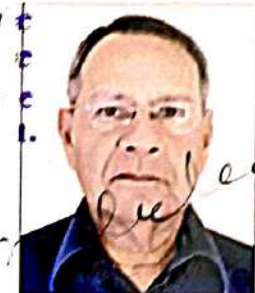
INDIA NON JUDICIAL

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I certify that the document is admitted to be a true and correct copy of the original. The signature sheets and endorsement sheets attached with the document are the part of this document.



THIS AGREEMENT is made this 09th day of November Two Thousand and Twenty
Two BETWEEN KRISHNAMURTI FOUNDATION INDIA (PAN AAATK0397G) a
society registered under the Societies Registration Act (Act XXI of 1860) having
Societies Registration No. S.5 of 1927 – 28 and its registered office at 124 – 126, (Old



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8253

For Satvid Projects Pvt. Ltd.

[Handwritten signature]
Director



8254

For Krishnamurti Foundation India

[Handwritten signature]
Trustee/Authorised Signatory



Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME _____
ADD _____
- 1 JUL 2022
SURANJAN MUKHERJEE
Licentiate Stamp, Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

- 1 JUL 2022

- 1 JUL 2022

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s/o - Jadar Mondal
Petua Mondal para
O Ruidaspara
Hallickpur
Baruipur
Kolkata-147.

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No. 64-65), Vasanta Vihar Greenways Road, Chennai 600 023 PO R. A. Puram PS E - 4, Abhirampuram herein represented vide resolutions dated 30th September 2022 and dated 07th November 2022 by its trustee and authorised signatory **Mr. Shripati Narain Dubey** (PAN AAXPD9538M & Aadhaar No. 8398 0861 8008) son of Late Ram Naresh Dubey an Indian national, by faith Hindu, by occupation retired presently residing at House No. 276, Patliputra Colony, Near Mangaldeep Apartment, Patliputra Colony, Patna-800013 PO & PS Patliputra hereinafter referred to as the **OWNER** 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 at No. 21/2, Ballygunge Place, Kolkata - 700 019, P.S. Gariahat, P.O. Ballygunge represented by one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian national by faith Hindu by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat, PO Ballygunge hereinafter called the **DEVELOPER** of the **OTHER PART**:

WHEREAS:

- A. By the deed of conveyance dated 21st January 1984 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 269 in pages 144 to 162 Being No. 825 for the year 1984 Sunanda Dutta, Bhaskar Dutta and Nanda Das sold transferred and conveyed unto and in favour of Self – Education Centre a trust under the Deed of Trust dated 20th September 1982 and represented by its trustees namely Rupna Sarkar and Mira Mukherjee **ALL THAT** the piece and parcel of land containing by ad-measurement an area of about 03 (three) cottahs 12 (twelve) chittacks and 13 (thirteen) sq. ft. be the same a little more or less together with the two storied building standing thereon and all lying situate at and/or being premises No. 30, Deodar Street, Kolkata 700 019 PS Ballygunge (hereinafter referred to as the said **PREMISES**) and is more fully and particularly mentioned



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and described in the **FIRST SCHEDULE** hereunder for the consideration and in the manner as contained and recorded therein.

- B. The said Self Education Centre caused to have a map or plan bearing No. 37 (B – 8), dated 4th June 1987 to be sanctioned from the Kolkata Municipal Corporation for construction of a four storied building thereon.
- C. The Trustees of the said Self Education Centre having difficulties in carrying out the objects of the said trust namely Self Education Centre vide the meeting of the trustees held on 30th September 2001 resolved to handover to the Krishnamurti Foundation India all the assets and liabilities of the said Self Education Centre and for that the said Rupna Sarkar was empowered and authorised to sign, execute and register the deed of gift in respect of the said Premises in favour of the said Krishnamurti Foundation India.
- D. By the Deed of Gift dated 29th May 2006 and registered with the District Sub Registrar – III, Alipore, South 24 Parganas in book No. I, volume No. 22 in pages 5375 to 5411 being No. 9093 of 2006 the said Self Education Centre gave, transferred and conveyed by way of absolute gift in favour of Krishnamurti Foundation India **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies whatsoever and/or howsoever in the manner as contained and recorded therein.
- E. The said Krishnamurti Foundation India runs its Kolkata Centre at the said Premises with a separate Executive Committee duly formed in accordance with the Rules & Regulation of the said Krishnamurti Foundation India.
- F. Since the building at the said Premises is very large for the present activities of the said Krishnamurti Foundation India and it is difficult for Krishnamurti Foundation India to manage and maintain the same and for diverse other causes the Executive





Committee of the Kolkata Centre pursuant to the notice for meeting dated 22nd June 2022 in its meeting held on 20th July 2022 in accordance with Clause 17 (a) of the Rules and Regulations of the said Krishnamurti Foundation India proposed to the Working Committee for consideration and recommendation to the Governing Body of the said Krishnamurti Foundation India as follows: -

- i. The said Krishnamurti Foundation India shall enter into an agreement for development of the said Premises with the promoter / developer of the conjoined property facing Hazra Road i.e. 44/3, Hazra Road with the intent and object that the said Premises shall be amalgamated with the said 44/3, Hazra Road;
- ii. The said Krishnamurti Foundation India shall be entitled to one flat containing by – admeasurement an area of about 1250 sq. ft. carpet area (which area includes all internal partition walls) on the rear side of the second floor of the said New Building;
- iii. The Developer shall also pay an amount of Rs.1,50,00,000/= (Rupees One Crore and Fifty Lakhs) only to the said Krishnamurti Foundation India as and by way of non – refundable consideration amount;
- iv. The Developer shall provide an alternate accommodation to the said Krishnamurti Foundation India until construction of the new building is completed and possession of the new flat as above mentioned is delivered;

G. The Working Committee of the said Krishnamurti Foundation India pursuant to the notice for meeting dated 23rd July 2022 in its meeting held on 28th September 2022 approved the scheme of development of the Kolkata Centre of the said Krishnamurti Foundation India and also resolved to recommend the same for the consideration of the Governing Body of the said Krishnamurti Foundation India;





- H. The Secretary of the said Krishnamurti Foundation India issued the notice dated 23rd July 2022 for the first meeting of the Governing Body in accordance with clause 26 of the Rules & Regulation of the said Krishnamurti Foundation India for approval of the development of the said Premises and in its meeting held on 30th September 2022 the same was passed by **more than two – third members** of the Governing Body of the said Krishnamurti Foundation India and duly empowered and authorised the Secretary for the time being of the said Krishnamurti Foundation India as well as Mr. Shripati Narain Dubey, any one of them, in this regard;
- I. The Secretary of the said Krishnamurti Foundation India again issued the notice dated 30th September 2022 for the second meeting of the Governing Body of the said Krishnamurti Foundation in accordance with clause 26 of the Rules & Regulation of the said Krishnamurti Foundation India for approval of the development of the said Premises and in its meeting held on 07th November 2022 the same was passed by **more than two – third members** of the Governing Body of the said Krishnamurti Foundation India and duly re-empowered and re-authorised the Secretary for the time being of the said Krishnamurti Foundation India as well as Mr. Shripati Narain Dubey, any one of them, in this regard;
- J. Pursuance to the above, the Owner herein has agreed to ratify and confirm and also register the agreement for development and as such the parties hereto have entered into these presents. upon the terms and conditions hereinafter appearing.
- K. The said Premises and the said municipal premises No. 44/3, Hazra Road, Kolkata 700 019 is hereinafter for the sake of brevity jointly referred to as the said **PROPERTY.**






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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 Property in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Property.
- 1A.3 **OWNER** shall mean and include the Owner above named and shall include all the members of the Governing Body for the time being of the Society their successors in office, administrators and assigns;
- 1A.4 **CO – OWNER** shall mean and include **RAJESH KEJRIWAL** being the owner of the said conjoined property located at 44/3, Hazra Road, Kolkata 700 019;
- 1A.5 **JOINT OWNERS** shall mean and include collectively the said Owner and the said Co - Owner.
- 1A.6 **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.7 **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. 



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- 1A.8 **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.9 **CARPET AREA** shall mean the space in the said New Building available for the exclusive and independent use and occupation of the Owners or the Developer exclusively, over and above the space demarcated for common facilities and services in the New Building
- 1A.10 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 03 (three) cottahs 12 (twelve) chittacks and 13 (thirteen) sq. ft. be the same a little more or less together with the four storied building standing thereon and all lying situate at and/or being premises No. 30, Deodar Street, Kolkata 700 019 PO & PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.11 **PROPERTY** shall mean and include the merged and amalgamated land comprising the said Premises and the contiguous premises No. 44/3, Hazra Road, Kolkata 700 019 PO & PS Ballygunge.
- 1A.12 **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 Property with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.13 **OWNER'S ALLOCATION** shall mean and include the one flat containing by ad-measurement an area of about 1250 sq. ft. carpet area (which area includes all internal partition walls) on the rear side of the second floor of the said New Building together with right upon one slot in the multilevel car park system to be installed on the ground floor of the said New Building together with undivided





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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.14 **DEVELOPER'S ALLOCATION** (including Co – Owner's Allocation) shall mean and include the all remaining flat/unit/spaces in the said New Building on all floors together with the entire ground floor including shops and car parking spaces, together with entire open to sky parking spaces in the said Premises details of all are morefully and particularly mentioned and described in **PART – II** of the **SECOND SCHEDULE** hereunder written.

1A.15 **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 or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.

1A.16 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.

1A.17 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the





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meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act.

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

- 1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B.2 Words denoting one gender include all other genders.
- 1B.3 Words denoting singular include the plural and vice versa.
- 1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs, representatives, successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub- paragraph, schedule or recital of this Agreement.
- 1B.7 Any referehce 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



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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 has 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:

- a) The Owner is seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owner 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, occupiers, claims, pledge, third party agreement/advance whatsoever and/or howsoever;
- c) No suits or legal proceedings or prohibitory orders are pending and/or subsisting in respect of the title of the Owner 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;



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- 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 Owner is in physical vacant peaceful and khas possession of the entirety of the said Premises and every part thereof.
- h) 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 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 the original title deed in respect of the said Premises is in the custody of the Owner itself;
- i) The Owner has not entered into any agreement for sale and/or transfer in respect of the said Premises nor have any valid and/or subsisting agreement for development in respect of the said Premises or any part thereof;
- j) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the 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;
- k) The Owner does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976;
- l) The Owner is competent to enter into this Agreement and to carry out its obligations, as mentioned herein;





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- m) The Owner is a registered Society under the Society Registration Act (Act XXI of 1860) and has regularly and punctually filed the annual statements and returns with the competent authority;
- n) There is no bar legal or otherwise under the constitution and the rules and regulation of the said Krishnamurti Foundation India for entering into this agreement and giving effect to the obligations and terms hereof;
- o) The Executive Committee, the Working Committee and the Governing Body of the said Krishnamurti Foundation India have in their respective meetings approved the scheme of development of the said Premises in the manner as herein stated and the draft of this agreement and the power of attorney has also been approved by each of the bodies lawfully without suppression of any detail;
- p) 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 doth hereby appoint the Developer as the exclusive Developer/Promoter for undertaking the development of the said Premises.

ARTICLE-IV-PLANS & OTHERS

- 4.1 The Developer shall cause to have the said Property having two separate municipal holding Nos. to be amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation and for that the Owner shall sign, execute and register all necessary deeds, documents, instruments, plans, applications, forms and others as shall be necessary or be required.





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- 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 Property 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.
- 4.3 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 from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the said New Building on the said Property.
- 4.5 The Developer shall submit in the name of the Owner 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 said New Building 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 **THIRD SCHEDULE** hereunder written HOWEVER in the event the Developer deciding to change the specifications the





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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.

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

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 Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications, supervision etc.

ARTICLE- VI-SPACE ALLOCATION & PAYMENT

- 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 Both 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 The Developer has agreed to make payment of an amount of Rs.1,50,00,000/= (Rupees One Crore and Fifty Lakhs) only to the Owner as and by way of non – refundable premium amount (hereinafter referred to as the said **PREMIUM AMOUNT**).
- 6.4 The Developer has at or before the execution of this agreement out of the said Premium Amount made payment of an amount of Rs.50,000/= (Rupees Fifty





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Thousand) only to the Owner (the receipt whereof the Owner do hereby as also by the memo hereunder written admit and acknowledge to have received.

6.5 The Developer has further agreed to make payment of an amount of Rs.74,50,000/= (Rupees Seventy Four Lakhs and Fifty Thousand) only to the Owner out of the said Premium Amount after sanction of the plan by the Kolkata Municipal Corporation.

6.6 The Developer shall make payment of the balance amount of Rs.75,00,000/= (Rupees Seventy Five Lakhs) only to the Owner of the said Premium Amount upon receipt of vacant possession of the entirety of the said Premises by the Developer for development in terms hereof after sanction of the plan by the Kolkata Municipal Corporation.

6.7 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over the above the initial proposal on any ground whatsoever the same shall belong exclusively to the Developer and the Owner shall have no right and/or claim thereupon. The Developer shall be entitled to connect such additional floor/s with lift, water, electrical, sanitary, sewerage and other connection and installations of the said New Building. 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. Subject however, without causing any disturbance and/or interference to the work of the Owner within the Owner's Allocation.

ARTICLE-VII- DELIVERY OF POSSESSION

7.1 The Developer has given inspection to the Owner of the flat on the first floor of the building at No. 36C, Jatindas Road, Kolkata 700 029 (hereinafter referred to as the **TRANSIT ACCOMMODATION**) and the Owner has duly approved the same and agrees to shift and move out of the said Premises to the said Transit





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Accommodation that shall be provided by the Developer to the Owner for the occupation and transit accommodation of the Owner free of cost. The Developer has assured the Owner that the said Transit Accommodation is free of all encumbrances and the owners thereof hold a free and marketable title thereof.

7.2 The Owner shall upon the Developer providing the said Transit Accommodation vacate the said Premises and deliver the vacant peaceful and khas possession of the said Premises to the Developer within 15 days from the date of receipt of the said Transit Accommodation.

7.3 Upon receipt of the possession of the entirety of the said Premises the Developer shall be entitled to demolish the existing building and structures standing thereon and all proceeds thereof shall belong exclusively to the Developer and the Owner shall have no claim and/or right 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 said New Building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said New Building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owner's Allocation.


7.5 The Developer hereby agrees to complete the construction of the said New Building within 36 months from the date of receipt of vacant and khas possession of the said Property 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.





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- 7.6 The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the 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 Owner fail and/or neglect 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 It has been further agreed by and between the parties hereto that the Owner shall have the option at anytime, within a period of 18 months here from, to retain the said Transit Accommodation in lieu of the said Owner's Allocation and the parties hereto shall sign, execute and register the necessary deeds/documents in this regard, in which event it shall be the Developer's obligation to procure from the owner of the Transit Accommodation, deed of conveyance of the said Transit Accommodation in favour of the Owner, for which the respective parties shall sign, execute and register the necessary deed/ document in this regard.
- 7.8 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.
- 7.9 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.
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ARTICLE -VIII- ARCHITECTS, ENGINEERS, ETC.

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

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

ARTICLE-IX-INDEMNITY

9.1 The 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.

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 Owner doth 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.





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- 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 The Developer shall pay all rates & taxes on and from the date of commencement of the construction of the said New Building and prior to that the Owner shall be responsible for due discharge of all rates, taxes and outgoing in respect of the said Premises or 33% of the taxes in respect of the said Property.
- 10.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession the Owner shall be deemed to have taken possession of the Owner's Allocation for the purpose of making payment of the 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 Developer shall think fit and proper 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.



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- 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 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.
- 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 only.
- 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 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 and for completing the construction of the 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





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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 Owner 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 Owner 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 Owner 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 Notwithstanding anything contained herein nothing shall be construed as a demise or assignment in law and by virtue of this Agreement the Owner has granted the exclusive right of development of the said Premises unto and in favour of the Developer.
- 13.5 This agreement shall not be construed to be a partnership between the parties nor an association of persons/entity, this agreement is being entered into by and between the parties on principal – to – principal basis.
- 13.6 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.

ARTICLE-XIV-BREACH AND CONSEQUENCES

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





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sustained by the aggrieved party on account of such breach from the party committing the breach.

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 **03 (three) cottahs, 12 (twelve) chittacks and 13 (thirteen) sq. ft.** be the same a little more or less together with the four storied building standing thereon and all lying situate at and/or being premises No. 30, Deodar Street, Kolkata 700 019 PO & PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation, having assessee No. 110691600622 District Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By Deodar Street;

ON THE EAST: By municipal premises No. 26, Deodar Street;

ON THE WEST: By municipal premises No. 32, Deodar Street;

ON THE SOUTH: By municipal premises No. 44/3, Hazra Road;

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





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THE SECOND SCHEDULE ABOVE REFERRED TO**(ALLOCATIONS)****PART – I OWNERS' ALLOCATION**

1. The one flat containing by – admeasurement an area of about 1250 sq. ft. carpet area (which area includes all internal partition walls) on the rear side of the second floor of the said New Building;
2. Right upon one slot in the multilevel car park system to be installed on the ground floor of the said New Building
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 (including Co – Owners' Allocation)

1. The all-remaining flats/units/spaces/ shops/offices on all floors of the said New Building;
2. The entire ground floor of the said New Building and the said Premises including all car parking spaces and areas and commercial areas thereat after providing for the common parts and portions thereat;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities to comprise in the said New Building and Premises;





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

- Structure** : Building designed on RCC frame & foundation conforming to Indian Standards & National Building Code and AAC or traditional bricks;
- Internal Walls** : White cement punning over cement plastering;
- Doors** : Wooden frame with pre-laminated flush doors with cylindrical locks;
- Windows** : Powder Coated Aluminum frame & sliding with glassed panel;
- Flooring** : Vitrified tiles flooring in the flat and black stone flooring in Stairs & Common areas;
- Pantry** : Work top in Granite and regular colour ceramic tiles above counter with Stainless Steel sink;
- Toilet** : Wall dados with regular colour ceramic tiles upto door height concealed pipeline, CP & Sanitary ware of Hindware;
- Electrical** : Concealed Copper wiring of Havells make provided from ground floor upto each unit with adequate electrical points with modular switches of Havells make;
- Water** : Round the clock water supply through KMC;
- Lift** : Adequate capacity of reputed make;
- Power Back Up** : Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities including lift;
- Security** : Electronic PBX connection to each unit, & CCTV for round the clock surveillance;
- Exterior** : Aesthetically designed front façade;
- Ground floor lobby** : Decorated facade of Lift & lobby;
- Others** : Common toilet for servants;
Personalised Mail Box;



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

SIGNED SEALED AND DELIVERED

by the abovementioned **OWNER**
through its **Authorised Signatory**

Mr. Shripati Narain Dubey

at **Kolkata** in the presence of:

For Krishnamurti Foundation India

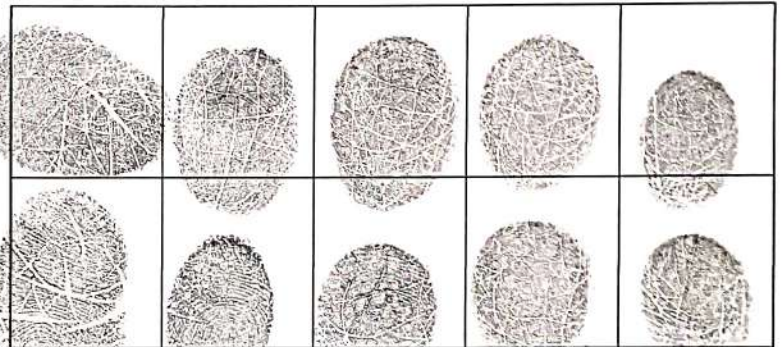
[Signature]
Trustee/Authorised Signatory

Kamal Thacker
71/3A Arundel Road
Kolkata - 700029

[Signature]

Left

Right



SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

For Satvic Projects Pvt. Ltd.

[Signature]
Director

Kamal Thacker
Jalpaiguri
135, BRB Road
Kolkata - 1

[Signature]

Left

Right



[Signature]
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/793/99



District Sub-Registrar IV
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RECEIVED of and from the within named
 DEVELOPER the within mentioned sum of
 RUPEES FIFTY THOUSAND ONLY
 being the part payment of the said
 CONSIDERATION AMOUNT in terms
 hereof and in the manner as follows: -

RS.50,000/=

MEMO OF CONSIDERATION

Date	Instrument No.	Drawn On	Amount Rs.	In favour of
09.11.2022	023982	Kotak Mahindra Bank	45,000/=	Krishnamurti Foundation India
			TDS	
		(Rupees Fifty Thousand) only	<u>5,000/=</u> Rs. <u>50,000/=</u>	

Witnesses:

Kamal Thacker
 Supratik Banerjee

For Krishnamurti Foundation India

[Signature]
 Trustee/Authorised Signatory

OWNER



District Sub-Registrar-IV
Registrar U/S 7 (2) of
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Alipore, South 24 Parganas

09 NOV 2022



सत्यमेव जयते

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

Query No / Year	2003126490/2022	Office where deed will be registered
Query Date	02/11/2022 6:40:48 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	[4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
	Rs. 2,94,25,001/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,001/- (Article:48(g))	Rs. 507/- (Article:E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Deodar Street, , Premises No: 30, , Ward No: 069, Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak 13 Sq Ft		2,71,30,001/-	Property is on Road
Grand Total :				6.2173Dec	0/-	271,30,001/-	



Query No: 2003126490 of 2022, Printed On : Nov 2 2022 6:40PM, Generated from wbregistration.gov.in

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	22,95,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4000 sq ft	0 /-	22,95,000 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Krishnamurti Foundation India (Society) Vasanta Vihar, 124, 126, City:- , P.O:- Raja Annamalipuram, P.S:-ABIRAMAPURAM, District:-Chennai, Tamil Nadu, India, PIN:- 600028 PAN No. AAxxxxxx7G, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Satvic Projects Pvt Ltd (Private Limited Company) 21/2 Ballygunge Place, Block/Sector: Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. AAxxxxxx1F, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Shripati Narain Dubey Son of Late Ram Naresh DubeyCity:- , P.O:- Patliputra, P.S:-PATLIPUTRA, District:-Patna, Bihar, India, PIN:- 800013 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AAxxxxxx8M, Aadhaar No.: 83xxxxxxxx8008	Krishnamurti Foundation India (as Trustee/Authorised Signatory)
2	Mr Satwic Vivek Ruia Son of Mr Vivek RuiaCity:- , 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	Satvic Projects Pvt Ltd





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



041120222016053504

GRIPS Payment Detail

GRIPS Payment ID:	041120222016053504	Payment Init. Date:	04/11/2022 20:19:30
Total Amount:	40458	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9486865199017	BRN Date:	04/11/2022 20:20:34
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

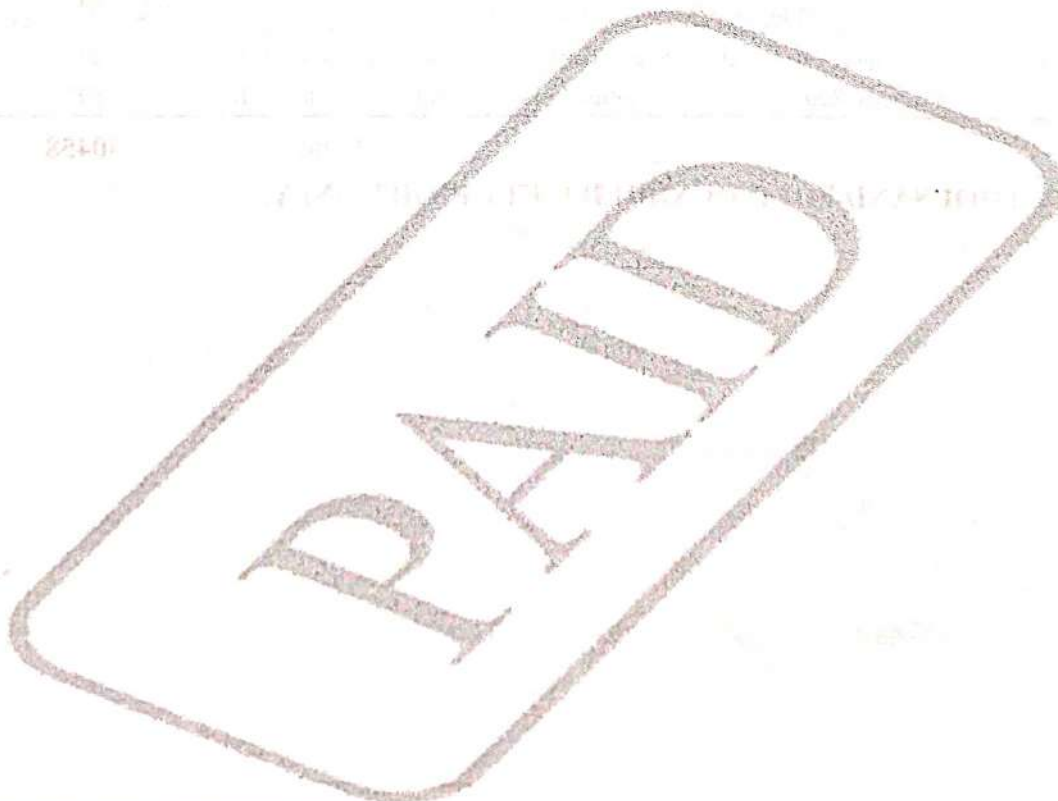
Depositor's Name: Ms Satvic Projects Private Limite
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230160535058	Directorate of Registration & Stamp Revenue	40458
Total			40458

IN WORDS: FORTY THOUSAND FOUR HUNDRED FIFTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230160535058

GRN Details

GRN:	192022230160535058	Payment Mode:	SBI Epay
GRN Date:	04/11/2022 20:19:30	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9486865199017	BRN Date:	04/11/2022 20:20:34
Gateway Ref ID:	202230836727157	Method:	State Bank of India New PG CC
GRIPS Payment ID:	041120222016053504	Payment Init. Date:	04/11/2022 20:19:30
Payment Status:	Successful	Payment Ref. No:	2003126490/1/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms Satvic Projects Private Limite
Address:	21/2 ballygunge place kolkata 700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	04/11/2022
Period To (dd/mm/yyyy):	04/11/2022
Payment Ref ID:	2003126490/1/2022
Dept Ref ID/DRN:	2003126490/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003126490/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	39951
2	2003126490/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	507
Total				40458

IN WORDS: FORTY THOUSAND FOUR HUNDRED FIFTY EIGHT ONLY.

PAID



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003126490/2022

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 Shripati Narain Dubey City.- , P.O.- Patliputra, P.S.- PATLIPUTRA, District.- Patna, Bihar, India, PIN:- 800013	Representative of Land Lord [Krishnamurti Foundation India]			 09/11/2022
2	Mr Satwic Vivek Ruia City - , P.O.- Ballygunge, P.S.-Gariahat, District.- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Developer [Satwic Projects Pvt Ltd]			 09/11/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City - Baruipur, P O:- Baruipur, P S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700147	Mr Shripati Narain Dubey, Mr Satwic Vivek Ruia			 09.11.2022

(Anupam Halder)
DISTRICT SUB-
REGISTRAR

1

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



Identifier Details :

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Krishnamurti Foundation India	Satvic Projects Pvt Ltd-6.21729 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Krishnamurti Foundation India	Satvic Projects Pvt Ltd-4000 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110691600622 Premises No. : 30 Ward No. : 069 Street Name : DEODAR STREET	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : KRISHNAMURTI FOUNDATION INDIA Owner Address : 30,DEODAR STREET , KOL Pin No. : 700019	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 02-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



11.

This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2003126490 of 2022, Printed On : Nov 2 2022 6:40PM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-12979/2022	Date of Registration	10/11/2022
Query No / Year	1604-2003126490/2022	Office where deed is registered	
Query Date	02/11/2022 6:40:48 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		[4311] Other than Immovable Property, Receipt [Rs : 50,000/-]	
Set Forth value		Market Value	
		Rs. 2,94,25,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,001/- (Article:48(g))		Rs. 539/- (Article: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:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Deodar Street, , Premises No: 30, , Ward No: 069 Pin Code : 700019

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	3 Katha 12 Chatak 13 Sq Ft		2,71,30,001/-	Property is on Road
Grand Total :				6.2173Dec	0 /-	271,30,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	22,95,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4000 sq ft	0 /-	22,95,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Krishnamurti Foundation India Vasanta Vihar, 124, 126, City:- , P.O:- Raja Annamalipuram, P.S:-ABIRAMAPURAM, District:-Chennai, Tamil Nadu, India, PIN:- 600028 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Satvic Projects Pvt Ltd 21/2 Ballygunge Place, Block/Sector: Kolkata, 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 Shripati Narain Dubey Son of Late Ram Naresh Dubey City:- , P.O:- Patliputra, P.S:-PATLIPUTRA, District:-Patna, Bihar, India, PIN:- 800013, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: AAxxxxxx8M, Aadhaar No: 83xxxxxxxx8008 Status : Representative, Representative of : Krishnamurti Foundation India (as Trustee/Authorised Signatory)
2	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Satvic Projects Pvt Ltd

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baraipur, P.O:- Baraipur, P.S:-Baraipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Shripati Narain Dubey, Mr Satwic Vivek Ruia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Krishnamurti Foundation India	Satvic Projects Pvt Ltd-6.21729 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Krishnamurti Foundation India	Satvic Projects Pvt Ltd-4000.00000000 Sq Ft

On 09-11-2022

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

Presented for registration at 15:40 hrs on 09-11-2022, 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 2,94,25,001/-

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

Execution is admitted on 09-11-2022 by Mr Shripati Narain Dubey, Trustee/Authorised Signatory, Krishnamurti Foundation India (Society), Vasanta Vihar, 124, 126, City:- , P.O:- Raja Annamalipuram, P.S:-ABIRAMAPURAM, District:-Chennai, Tamil Nadu, India, PIN:- 600028

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

Execution is admitted on 09-11-2022 by Mr Satwic Vivek Ruia,

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



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

On 10-11-2022

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 539.00/- (B = Rs 500.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2022 8:20PM with Govt. Ref. No: 192022230160535058 on 04-11-2022, Amount Rs: 507/-, Bank: SBI EPay (SBlePay), Ref. No. 9486865199017 on 04-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 39,951/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 57056, Amount: Rs.50.00/-, Date of Purchase: 01/07/2022, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2022 8:20PM with Govt. Ref. No: 192022230160535058 on 04-11-2022, Amount Rs: 39,951/-, Bank: SBI EPay (SBlePay), Ref. No. 9486865199017 on 04-11-2022, 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 1604-2022, Page from 386168 to 386203
being No 160412979 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.17 10:40:20 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder)

(Anupam Halder) 2022/11/17 10:40:20 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)