



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 929628



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
10 MAY 2022



THIS AGREEMENT is made on this 06th day of May Two Thousand and Twenty Two BETWEEN RAJESH KEJRIWAL (PAN AGBPK8496M & Aadhaar No. 2819 6886 1929) son of Late Keshav Prasad Kejriwal an Indian national, by faith Hindu, by occupation Business presently residing at No. 44/3, Hazra Road, Kolkata 700 019

v.c
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5-25 P.m

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06/05/2022
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177067
SANJAY KUMAR BAID
Advocate
Old Post Office Street
Kolkata-700 001

NAME _____
AGE _____

31 MAR 2022
GURANJAN MUKHERJEE
Licensed Street Vendor
C. C. Court
P. M. S. H. D. Roy Road, Kal-7

31 MAR 2022
31 MAR 2022

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For Satvic Projects Pvt. Ltd.

॥५॥  Director

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Original

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40- Jadar Mandal
Pojur Mandal para 0
Rudrapur, Kailashpur
Roorkee, Kailashpur

PO & PS Ballygunge hereinafter referred to as the **OWNER** of the **FIRST 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. Vivek Ruia** (PAN ACPPR8539Q) son of Late Sheo Kumar 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 AND DEVANSH KEJRIWAL** (PAN JQOPK9470H & Aadhaar No. 9059 6517 9553) son of Mr. Rajesh Kejriwal an Indian national, by faith Hindu by occupation Business presently residing at No. 44/3, Hazra Road, Kolkata 700 019 PO & PS Ballygunge hereinafter called the **CONFIRMING PARTY** of the **THIRD PART**:

WHEREAS:

- A. By an Indenture dated 14th May 1930 registered with the Sadar Sub – Registrar at Alipore, 24 Parganas in Book No. I, volume No. 72 in pages 64 to 66 being No. 2956 for the year 1930 the Collector of the District of Shahabad and Ghasu Goala sold transferred and conveyed unto and in favour of Babu Narendra Narayan Chakravarty **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **05 cottahs 03 chittacks and 36 sq. ft.** be the same a little more or less being portion of premises No. 44, Hazra Road (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.
- B. The Corporation of Calcutta in the year 1936 sold the surplus land measuring about 02 chittacks and 32 sq. ft. on the front of the said Land and the same was amalgamated with the said Land.





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- C. The said Narendra Narayan Chakravarty constructed a three storied building on the said Land and the entire property has been assessed and numbered as municipal premises No. 44/3, Hazra Road, Calcutta 700 019 PB Ballygunge (hereinafter referred to as the said PREMISES) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- D. By an Indenture dated 23rd June 1945 and registered with the Registrar of Calcutta in Book No. I, volume No. 150 pages 241 to 244 being No. 2232 of 1945 the said Narendra Narayan Chakravarty gave transferred and conveyed unto and in favour of his son namely Barun Kanti Chakravati as and by way of absolute gift **ALL THAT** the said Premises in the manner as contained and recorded therein.
- E. By an Indenture of Conveyance dated 22nd January 1977 and registered with the Registrar of Assurances, Calcutta in book No. I, volume No. 16 in pages 287 to 295 being No. 286 for the year 1977 the said Barun Kanti Chakravati sold transferred and conveyed unto and in favour of Indu Devi Kejriwal **ALL THAT** the said Premises for the consideration and in the manner as contained and recorded therein absolutely and forever.
- F. The said Indu Devi Kejriwal during her lifetime made and published her last will and testament dated 17th November 2007 whereby and wherein the said Indu Devi Kejriwal upon her death gave, bequeathed and demised **ALL THAT** the said Premises unto and in favour of her son namely Rajesh Kejriwal for life and after his death to her grandson namely Devansh Kejriwal being the son of the said Rajesh Kejriwal absolutely.
- G. The said Indu Devi Kejriwal died testate on 18th January 2008.
- H. The said Rajesh Kejriwal in his capacity as the Executor to the last will and testament dated 17th November 2007 of the said Indu Devi Kejriwal applied





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before the Hon'ble High Court at Calcutta in its Testamentary & Intestate Jurisdiction in P. L. A No. 135 of 2008 for grant of Letters of Administration and the same was granted on 23rd June 2008.

- I. The Owner herein thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages whatsoever and/or howsoever subject however to the interest of the Confirming Party in accordance with the said last will and testament dated 17th November 2007 of the said Indu Devi Kejriwal.
- J. The Owner and the Confirming Party are desirous of causing the said Premises to be developed has agreed to appoint the Developer herein who is a reputed promoter as the exclusive Developer for undertaking the work of development of the said Premises upon the terms and conditions hereinafter appearing.

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

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

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

- 1A.1 **ARCHITECT** shall mean and include such person or firm who may be appointed as architects of the building by the Developer.
- 1A.2 **NEW BUILDING** shall mean the proposed 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 his heirs, executors, administrators, legal representatives and assigns.





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- 1A.4 **DEVELOPER** shall mean and include its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.5 **CONFIRMING PARTY** shall mean and include his heirs, executors, administrators, legal representatives and assign/s.
- 1A.6 **COMMON FACILITIES/PORTIONS** shall include paths passages, stairways, 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.7 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.
- 1A.8 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land ad-measuring about **05 cottahs, 06 chittacks and 23 sq. ft.** be the same little more or less together with the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 44/3, Hazra Road, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.9 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building at the said Premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.
- 1A.10 **OWNER'S & CONFIRMING PARTY'S ALLOCATION** shall mean and include 50% of the upper floors of the said New Building together with 50% of the ground floor of the said New Building after providing for the common parts
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and portions together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART - I** of the **SECOND SCHEDULE** hereunder written.

1A.11 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the upper floors of the said New Building together with 50% of the ground floor of the said New Building after providing for the common parts and portions together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities the details of which are mentioned and described in **PART - II** of the **SECOND 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, accumulation of rain water or any unforeseen weather condition, lockout, epidemic, pandemic, lockdown, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies/ Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner and/or the Confirming Party.

1A.13 **NOTICE** shall mean and include all notices to be served hereunder by either of the parties to the other by registered post with acknowledgement due at the last known address of the parties hereto.

1A.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





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

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

- 1B.1 A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B.2 Words denoting one gender include all other genders.
- 1B.3 Words denoting singular include the plural and vice versa.
- 1B.4 Words denoting persons include firms and corporations and vice versa and also include their respective heirs personal representatives successors in title or permitted assigns as the case may be.
- 1B.5 Where a word or phrase is defined, other parts of speech and grammatical form of that word or phrase shall have the corresponding meanings.
- 1B.6 Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub- paragraph, schedule or recital of this Agreement.
- 1B.7 Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made to this agreement from time to time in force.
- 1B.8 Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such agreement, instrument or other document as amended, supplemented, modified, suspended, restated or novated from time to time
- 1B.9 If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.





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- 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
- 1B.15 The term "including" shall mean "including without limitation".

ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owner and the Confirming Party has jointly and severally assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owner and the Confirming Party:
- a) The Owner along with the Confirming Party is seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the sole and absolute owner with a marketable title in respect thereof;
 - b) The said Premises is free of all encumbrances liens lispendens attachments trusts mortgages whatsoever and/or howsoever;
 - c) That, no one else except the Owner and the Confirming Party herein have got any right, title, interest, claim and/or demand into or upon the said Premises.





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- d) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- e) 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.
- f) Neither any Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises.
- g) There is no road alignment and/or acquisition and/or attachment proceedings pending in respect of the said Premises or any part thereof.
- h) The freehold interest and/or ownership interest in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner and/or the Confirming Party by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owner for any purpose whatsoever or howsoever and that all the original deeds are in the custody and possession of the Owner himself.
- i) The Owner and/or the Confirming Party has not entered into any agreement for sale and/or transfer in respect of the said Premises and/or their share in the said Premises nor has entered into any agreement for development 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 and the Confirming Party shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of these presents.





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- k) The Owner is in vacant peaceful and khas possession of the entirety of the said Premises and every part thereof and there is no tenant, trespasser, licensee, third party occupier within any part or portion of the said Premises.
- l) The Owner does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- m) The Owner is competent to enter into this agreement and to carry out his obligations, as mentioned herein.
- n) The Confirming Party is also competent to enter into this agreement.
- o) Both the Owner and the Confirming Party are Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act;
- 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 neither the Owner nor the Confirming Party 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 with the consent and concurrence of the Confirming Party 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 re-assessment of the said Premises done including UAA in the records in the Kolkata Municipal Corporation, the tax claims if any so made by the Kolkata Municipal Corporation shall be paid and borne by the Owner.





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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, within 06 months from the date of reassessment being completed by the Kolkata Municipal Corporation as hereinbefore mentioned, for the purpose of construction, erection and completion of the said New Building on the said Premises however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project, if there be any modification in the plan of the flats within the Owner's & Confirming Party's Allocation then the same shall be got approved in writing from the Owner.

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 building on the said Premises expeditiously and without delay.

4.5 The Developer shall submit in the name of the Owner all application, plan and other papers and documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer.

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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 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 agrees to pay all charges for providing any additional work in or relating to the Owner's & Confirming Party's Allocation at the request of the Owner and for providing any additional facility or utility for the Owner's & Confirming Party's Allocation.

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

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

ARTICLE-VI-SPACE ALLOCATION & PAYMENTS

6.1 The Owner's & Confirming Party'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 in concurrence with the Confirming Party shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their allocation and to receive realise and collect all sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the Developer shall be required.

6.3 Similarly, the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of its allocation and to receive realise and collect all





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sale proceeds, rents, issues and profits arising therefrom and for which no further consent of the Owner and/or the Confirming Party shall be necessary or be required.

6.4 The Developer has further agreed to make payment of an amount of Rs.65,00,000/= (Rupees Sixty Five Lakhs) only as and by way of Consideration Amount (hereinafter referred to as the said **CONSIDERATION AMOUNT**) which amount at the behest of the Confirming Party shall be paid entirely to the Owner.

6.5 The Developer has further agreed to keep in deposit with the Owner an amount of Rs.25,00,000/= (Rupees Twenty Five Lakhs) only as and by way of refundable interest free security deposit (hereinafter referred to as the said **SECURITY DEPOSIT**) which amount at the behest of the Confirming Party shall be paid entirely to the Owner.

6.6 The Owner shall refund the said Security Deposit to the Developer on or before expiry of 30 days from the date of completion of the said New Building in terms hereof before taking possession of the Owners' Allocation.

6.7 Until refund of the said Security Deposit the Developer shall not be liable to deliver the possession of the Owners' Allocation to the Owners and until such time the Developer shall have the absolute and paramount lien over the entire first floor of the said New Building out of the Owners' Allocation.

6.8 The Developer has at or before the execution of this agreement out of the said Security Deposit made payment of the amount of Rs.50,000/= (Rupees Fifty Thousand) only to the Owner (the receipt whereof the Owner doth hereby as also by the memo hereunder written admit and acknowledge to have received).

6.9 A further amount of Rs.24,50,000/= (Rupees Twenty - Four Lakhs and Fifty Thousand) only out of the said Security Deposit shall be paid by the Developer to the Owner after sanction of plan by the Kolkata Municipal Corporation.





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- 6.10 The Developer has further agreed to pay to the Owner an amount of Rs.15,00,000/= (Rupees Fifteen Lakhs) only out of the said Consideration Amount after sanction of plan by the Kolkata Municipal Corporation.
- 6.11 The balance of the said Consideration Amount being Rs.50,00,000/= (Rupees Fifty Lakhs) only shall be paid by the Developer to the Owner upon receipt of vacant possession of the said Premises in its entirety after sanction of the plan by the Kolkata Municipal Corporation. The Owner shall vacate the said Premises within 24 hours after receipt of the balance of the said Consideration Amount.
- 6.12 In the event of the Kolkata Municipal Corporation granting sanction of any additional floor over and above the initial sanction of ground plus four floors, the same shall be shared in the same ratio of 50:50 between the Owners with Confirming Party and the Developer i.e. 50% of the constructed space shall belong exclusively to the Owners and the Confirming Party and 50% thereof shall belong exclusively to the Developer. 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 09 (nine) months over and above the time period as mentioned hereinafter.

ARTICLE-VII- DELIVERY OF POSSESSION

- 7.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation notify the same in writing to the Owner and the Owner along with the Confirming Party shall within 30 days from the date thereof vacate the said Premises and deliver possession of the said Premises in its entirety to the Developer.
- 7.2 The Developer shall during the period of construction of the said New Building provide one flat at the total outgo of Rs.70,000/= (Rupees Seventy Thousand)





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only per month for the alternate accommodation of the Owner and the Confirming Party. The Developer shall not be liable for any incidental charges and/or taxes in respect of such alternate accommodation, and if any such amount is payable the same shall be borne by the Owner exclusively.

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 neither the Owner nor the Confirming Party shall have any claim thereupon.

7.4 The Owner's & Confirming Party'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 & Confirming Party's Allocation and handover the copy of the completion certificate at the time of giving possession of the Owner's & Confirming Party's Allocation to the Owner in a habitable condition.

7.5 The Developer hereby agrees to complete the construction of the building within 30 months from the date of receipt of vacant possession of the entirety of the said Premises after sanction of the plan by the Kolkata Municipal Corporation (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 genuine **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 & Confirming Party's Allocation.

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 & Confirming Party's Allocation is delivered and/or caused to be





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delivered upon completion of the same aforesaid. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owner fails and/or neglects to take possession of the Owner's & Confirming Party'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 delivery of the possession of the Owner's & Confirming Party'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. The Confirming Party shall also join the deed/s if so required by the Developer.

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.

ARTICLE -VIII- ARCHITECTS ENGINEERS ETC

8.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint 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.





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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 claims actions or proceedings thus arising.
- 9.3 The Owner will not be liable to pay any K. M. C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K. M. C. Tax in respect of the Owner's & Confirming Party's Allocation.
- 9.4 The Confirming Party have got no ownership into or upon the said Premises and any part thereof and the right of the Confirming Party is limited as per the last will and testament dated 17th November 2007 of the said Indu Devi Kejriwal.
- 9.5 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, save and except the said Owner's & Confirming Party's Allocation, or any part thereof without the consent in writing of the Developer.
 - b. Not to induct any person as a tenant or otherwise into or upon the said Premises.

ARTICLE-X-TAXES MAINTENANCE ETC

- 10.1 Both the Developer and the Owner shall equally pay all rates & taxes on and from the date of receipt of vacant peaceful and khas possession of the said





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Premises by the Developer 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 from the said Date of Possession the Owner shall be deemed to have taken possession of the Owner's & Confirming Party'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 & Confirming Party'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 & Confirming Party's Allocation maintain their respective portions at their own costs in a good and tenantable repair.
- 10.4 After the said New Building is completed and the Owner's & Confirming Party's Allocation is delivered in a habitable condition the Developer and the Owner shall form an association of the Owners/occupants of the various flats in the said 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.
- 10.5 The Owner shall be liable to pay charges for electricity in or relating to the Owner's & Confirming Party's Allocation wholly and proportionately relating to common parts.

ARTICLE-XI-OBLIGATION OF THE OWNER

- 11.1 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





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authorities. The said Power of Attorney shall continue to be in force so long as this Agreement subsists.

- 11.2 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.
- 11.3 The Owner and the Confirming Party shall grant a registered power of attorney in favour of the Developer so as to enable it to sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favour of the Developer or its nominee/s in such part or parts as the Developer may at its absolute discretion think fit and proper.

ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 The Owner the Confirming Party 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.
- 12.2 The Owner, the Confirming Party 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.
- 12.3 The Owner the Confirming Party and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of each others allocation in the said New Building at the said Premises.
- 12.4 The Developer hereby agrees and covenants with the Owner not to transfer and/or assign the benefits of this agreement in its entirety.





Dist Sub-
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6 MAY 2012

12.5 The respective parties i.e. the Owner with the Confirming Party and the Developer shall be liable for payment of all outgoing towards GST, VAT or any other tax, cess, levy and/or statutory outgoing of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax is payable by the Owner in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations as applicable in accordance with law.

12.6 Nothing contained herein shall constitute a partnership between or joint venture by the parties hereto and the parties herein are entering into these presents on principal to principal basis.

ARTICLE-XIII-BREACH AND CONSEQUENCES

13.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.

13.2 In the event of the Developer failing and/or neglecting to commence construction of the said New Building within 06 months from the date of completion of the demolition of the existing building at the said Premises after sanction of plan or receipt of possession of the said Premises (whichever event shall happen later shall be the basis), subject to Force Majeure and/or for any reason attributable to the Owner and/or the Confirming Party and/or the title in respect of the said Premises and/or being claim being made by any third party and preventing the Developer from commencing the construction, then in that event the Owner shall have the option to cancel this agreement and refund the amount paid by the Developer to the Owner in terms hereof.





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13.3 In the event of the Developer failing to complete the construction of the said New Building within 30 months from the date of receipt of vacant possession of the entirety of the said Premises after sanction of the plan by the Kolkata Municipal Corporation then in that event the Developer shall be entitled to a grace period of 06 (six) months and inspite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable and agrees to pay predetermined penalty & damages to be calculated @ Rs.75,000/= (Rupees Seventy Five Thousand) only per month upto a period of 12 (twelve) months, for each month of delay, until issue of notice to the Owner notifying the completion of the Owner's & Confirming Party's Allocation in the said New Building. The Developer shall continue to pay and/or incur the amount of outgo towards the alternate accommodation as agreed upon between the parties hereto as hereinbefore mentioned.

13.4 It has been further agreed by and between the parties hereto that in the event of the Developer failing and/or neglecting to complete the construction of the said New Building inspite of the expiry of the total period of 48 (forty - eight) months as hereinbefore mentioned, subject to *Force Majeure*, then in that event the Owner shall have the option to re-enter the said Premises and complete the construction of the said New Building and dispose of the Developer's Allocation and appropriate the costs of the completion as hereinabove stated and make payment of the balance amount of such proceeds to the Developer.

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.





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THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **05 cottahs 06 chittacks and 23 sq. ft.** be the same little more or less together with the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 44/3, Hazra Road, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation and being part of Holding No. 320/323 and Holding Nos. 178 and 179 Touzi No. 2833 Sub Division P, Grand Division VI Dihi Panchannagram and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 30, Deodar Street;

ON THE EAST: By municipal premises No. 44/4, Hazra Road;

ON THE WEST: By municipal premises No. 44/2, Hazra Road;

ON THE SOUTH: By KMC Road named as Hazra Road;

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

THE SECOND SCHEDULE ABOVE REFERRED TO
(ALLOCATIONS)

PART - I OWNER'S & CONFIRMING PARTY'S ALLOCATION

1. 50% of the upper floors so as to comprise of: -
 - i. Entirety of the first floor of the said New Building;
 - ii. Entirety of the fourth floor of the said New Building;
2. 50% of the ground floor of the said New Building including shop, if any, after providing for the common parts and portions;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;

①



District Sub-Registrar,
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PART – II DEVELOPER'S ALLOCATION

1. 50% of the upper floors so as to comprise of: -
 - i. Entirety of the second floor of the said New Building;
 - ii. Entirety of the third floor of the said New Building;
2. 50% of the ground floor of the said New Building including shop, if any, after providing for the common parts and portions;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

Structure	: Building designed on RCC frame and foundation conforming to Indian Standards and National Building Code;
Internal Walls	: White cement putty over cement plastering;
Doors	: Wooden frame and both side laminated flush doors with locks and stainless steel fittings;
Windows	: Aluminum frame & sliding with 05mm glassed panel;
Flooring	: Vitrified tile flooring in living/dining and bedroom, anti - skid flooring in kitchen, toilet and balcony (if any), Kota flooring in stairs and common areas;
Kitchen	: Work top in granite and regular colour ceramic tiles above counter with Stainless Steel sink;
Bathroom	: Wall dados with regular colour ceramic tiles upto door height with CP fittings of Hindware / EssEss, concealed hot & cold water pipeline with sanitaryware of Cera/Hindware;
Electrical	: Concealed Copper wiring of Finolex/Havells make provided from ground floor upto each unit with adequate electrical points with modular switches of Crabtree;
Water	: Round the clock water supply through KMC;
Exterior	: Aesthetically designed front façade;
Ground floor lobby:	Decorated facade of Lift & lobby;
Others	: Common toilet for servants and security staff; CC TV on the ground floor for security; Car Wash; Personalised Mail Box





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Alipore, South 24 Parganas

6 MAY 2022

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:

- 1) Bibis Mondal
Peta Mondalpara
Chudra para
Medinipur
Baruipur
Kulicenter-147
- 2) Pradeep Roy
Alipara Police Court.
Kolkata-27.

Rymer

SIGNED SEALED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

- 1) Bibis Mondal
- 2) Pradeep Roy

For Satvic Projects Pvt. Ltd.

151

Director

SIGNED SEALED AND DELIVERED

by the CONFIRMING PARTY at Kolkata

in the presence of:

- 1) Bibis Mondal
- 2) Pradeep Roy

Bhujumal

Accepted by me
Raj Kumar Gopal
Alipara Court
F/1873/798/99



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RECEIVED of and from the DEVELOPER

within named the within mentioned sum of

RUPEES FIFTY THOUSAND ONLY

RS.50,000/=

being the part payment of the said

SECURITY DEPOSIT in terms

hereof and in the manner as follows: -

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn on	Amount Rs.	In favour of
05.05.2022	004460	Kotak Mahindra Bank	50,000/=	Rajesh Kejriwal

WITNESSES:

1) *Lilie Mondal*
2) *Rashmi Roy*

Rajesh

OWNER



District Sub-Registration
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas




6 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS











PHOTO

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

PHOTO

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

PHOTO

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

PHOTO

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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
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6 MAY 2022



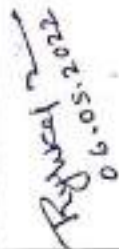


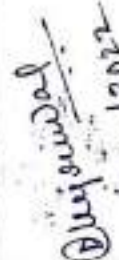





Government of West Bengal

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 16042001304038/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rajesh Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India. PIN:- 700019	Land Lord			 06.05.2022
2	Mr Devansh Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			 06/05/2022
3	Mr Vivek Rula 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [Satvic Projects Pvt Ltd]			 06.05.2022



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 Rajesh Kejriwal, Mr Devansh Kejriwal, Mr Vivek Rula			<i>Sisir Mondal</i> 06.05.2022

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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





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

GRN Details

GRN: 192022230019612468
GRN Date: 04/05/2022 16:26:24
BRN : 5822768137230
Gateway Ref ID: 202212430968312
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBlePay Payment Gateway
BRN Date: 04/05/2022 16:28:56
Method: State Bank of India New PG CC
Payment Ref. No: 2001304038/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Satvic Projects Private Limited
Address: 21/2, Ballygunge Place Kolkata 700019
Mobile: 9831312355
Depositor Status: Buyer/Claimants
Query No: 2001304038
Applicant's Name: Mr Uday Jalan
Identification No: 2001304038/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001304038/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	2001304038/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	521
Total				75492

IN WORDS: SEVENTY FIVE THOUSAND FOUR HUNDRED NINETY TWO ONLY.



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

Query No / Year	2001304038/2022	Office where deed will be registered
Query Date	02/05/2022 1:51:56 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], [4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
	Rs. 3,82,28,021/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 521/- (Article:E, E, 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: Hazra Road, Premises No: 44/3, 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	5 Katha 6 Chatak 23 Sq Ft		3,60,00,521/-	Property is on Road
Grand Total :				8.9215Dec	0 /-	360,00,521 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5500 Sq Ft.	0/-	22,27,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5500 sq ft	0 /-	22,27,500 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Rajesh Kejriwal Son of Late Keshav Prasad Kejriwal, 44/3, Hazra Road Kolkata, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx6M, Aadhaar No.: 28xxxxxxxx1929, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Devansh Kejriwal Son of Mr Rajesh Kejriwal, 44/3, Hazra Road Kolkata, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. JQxxxxxx0H, Aadhaar No.: 90xxxxxxxx9553, Status : Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Satvic Projects Pvt Ltd (Private Limited Company) .21/2, Ballygunge Place 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	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Vivek Ruia Son of Late Sheo Kumar Ruia 21/2 Ballygunge Place Kolkata, City:-, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx9Q, Aadhaar No.: 89xxxxxxxx4246	Satvic Projects Pvt Ltd (as Director)



Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Kejriwal	Satvic Projects Pvt Ltd-8.92146 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Kejriwal	Satvic Projects Pvt Ltd-5500 Sq Ft

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 01-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 01-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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





THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Pre. No. 44/3, Ho28a Road. Kol. 19.
Development Agreement.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACPPR8539Q



नाम /NAME

VIVEK RUIA

पिता का नाम /FATHER'S NAME

SHEO KUMAR RUIA

जन्म तिथि /DATE OF BIRTH

21-05-1965

हस्ताक्षर /SIGNATURE

Vivek Ruia

[Signature]

आयकर आयुक्त, प.ब.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF File No. 44/3, Hazra Road, Kal 19.
Development Agreement.



भारत सरकार

GOVERNMENT OF INDIA



বিবেক রুইয়া

Vivek Ruia

জন্মতারিখ/ DOB: 21/05/1965

পুরুষ / MALE



8909 9470 4246

আধার - সাধারণ মানুষের অধিকার

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF File No. 11/3, Hazra Road Kd 19
Development Agreement



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

21/2, বালিগঞ্জ প্লেস,
বালিগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

21/2, BALLYGUNGE
PLACE, Ballygunge,
Kolkata,
West Bengal - 700019



1947
1800 300 1947



help@uidai.gov.in www.uidai.gov.in

WWW

P.O. Box No. 1947,
Bengaluru-560 001

स्थायी खाता संख्या

/PERMANENT ACCOUNT NUMBER

AGBPK8496M



नाम NAME

RAJESH KEJRIWAL

पिता का नाम FATHER'S NAME

KESHAV PRASAD KEJRIWAL

जन्म तिथि DATE OF BIRTH

24-08-1987

हस्ताक्षर SIGNATURE

Rajesh

Signature

आयकर अधिकारी W.B. 31

COMMISSIONER OF INCOME-TAX, W.B. - 31

Rajesh

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
पी-7,
धीरंगी स्क्वायर,
कोलकाता - 700 069.

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

स्थायी खाता संख्या

PERMANENT ACCOUNT NUMBER

AGBPK8496M



नाम NAME

RAJESH KEJRIWAL

पिता का नाम FATHER'S NAME

KESHAV PRASAD KEJRIWAL

जन्म तिथि DATE OF BIRTH

24-08-1967

हस्ताक्षर SIGNATURE

Rajesh

RB Das

अवर आयुक्त, प.व. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार
GOVERNMENT OF INDIA



রাজেশ কোজুমদার
Rajesh Kojumdar
পিতা : কুশাল প্রসাদ কোজুমদার
Father : KUSHAL PRASAD KOJUMDAR
জন্ম তারিখ / Year of Birth : 1967
পুরুষ / Male



2819 6886 1929

আধার - সাধারণ মানুষের অধিকার

Rajesh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪৪/৩, হাজরা রোড, বালিগুঞ্জ,
কলকাতা, পশ্চিমবঙ্গ, ৭০০০১৯

Address:
44/3, HAZRA ROAD,
Ballygunge S.O, Ballygunge,
Kolkata, West Bengal,
700019



1947
1000 100 1047



help@uidai.gov.in



www.uidai.gov.in

PO: Box No 1947,
Bengaluru 560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या
Permanent Account Number

JQOPK9470H

नाम / Name

DEVANSH KEJRIWAL

जन्म तिथि / Date of Birth

19/04/2002

हस्ताक्षर / Signature



Devansh



भारत सरकार

GOVERNMENT OF INDIA



देवाश काजरीवाल

Devansh Kejriwal

जन्म तिथि / DOB : 19/04/2002

पुरुष / MALE

Mobile No. 9830619099

9059 6517 9553

VID : 9137 0267 7250 4415

आधार - आम आदमी का अधिकार

Devansh



भारतीय त्रिमूर्ति पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ठिकाना:

88/3, हाजरा रोड, बालिगंज, कोलकाता,
पश्चिमबंग - 700019



Address

44/3 HAZRA ROAD Ballygunge S.O
Kolkata West Bengal - 700019

9059 6517 9553



1947



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ভাৰতৰ নিৰ্বাচন কমিশ্যন
भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নিৰ্বাচকৰ নাম : নিলিষ মন্ডল

Electer's Name : Jitish Mondal

পিতাৰ নাম : যাকৰ মন্ডল

Father's Name : Jitish Mondal

লিংগ / Sex : পুৰ / M

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

Jitish Mondal

JTK3837937

ঠিকানা:

পেটুয়া মন্ডল পৰা ও বড়ইবাগসংড়া বালিকপুৰ বারই পুৰ
কিনিং 24 পৰগণা 700147

Address:

Petua Mondal Para O Buidaspara
Balkipur Barui Pur South 24 Parganas
700147

Date: 12/08/2027

১২৪-বাৰইপুৰ নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচক নিৰ্বাহক

অধিকৃতিকৃত স্বাক্ষৰৰ আকৃতি

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

বিজ্ঞপ্তি: নিৰ্বাচক হিচাপে মনোনীত হোৱাৰ পিছত
যোৱা বা কৰ্মৰ ক্ষেত্ৰত কোনো সলনি হ'লে নিৰ্বাচক
কৰ্মীয়ে নিৰ্বাচক হিচাপে মনোনীত হোৱাৰ
in case of change in address mention the Card No.
in the relevant Form for including your name in the
list at the changed address and to obtain the card
with same number.

Major Information of the Deed

Deed No :	I-1604-04713/2022	Date of Registration	10/05/2022
Query No / Year	1604-2001304038/2022	Office where deed is registered	
Query Date	02/05/2022 1:51:56 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], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
	Rs. 3,82,28,021/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 553/- (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:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, , Premises No: 44/3, , 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	5 Katha 6 Chatak 23 Sq Ft		3,60,00,521/-	Property is on Road
Grand Total :				8,9215Dec	0 /-	360,00,521 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5500 Sq Ft.	0/-	22,27,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5500 sq ft	0 /-	22,27,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rajesh Kejriwal Son of Late Keshav Prasad Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6M, Aadhaar No: 28xxxxxxxx1929, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence
2	Mr Devansh Kejriwal Son of Mr Rajesh Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: JQxxxxxx0H, Aadhaar No: 90xxxxxxxx9553, Status :Confirming Party, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Satvic Projects Pvt Ltd 21/2, Ballygunge Place 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 Vivek Ruia (Presentant) Son of Late Shao Kumar Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9Q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Satvic Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
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			
Identifier Of Mr Rajesh Kejriwal, Mr Devansh Kejriwal, Mr Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Kejriwal	Satvic Projects Pvt Ltd-8 92146 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Kejriwal	Satvic Projects Pvt Ltd-5500 00000000 Sq Ft

On 05-05-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,82,28,021/-



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

On 06-05-2022

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

Presented for registration at 17:25 hrs on 06-05-2022, at the Private residence by Mr Vivek Ruia .

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

Execution is admitted on 06/05/2022 by 1. Mr Rajesh Kejriwal, Son of Late Keshav Prasad Kejriwal, 44/3, Hazra Road Kolkata, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mr Devansh Kejriwal, Son of Mr Rajesh Kejriwal, 44/3, Hazra Road Kolkata, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

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

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

Execution is admitted on 06-05-2022 by Mr Vivek Ruia, Director, Salvic Projects Pvt Ltd (Private Limited Company), 21/2, Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruiapur, Thana: Baruiapur, , 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 10-05-2022

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 553/- (B = Rs 500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2022 4:28PM with Govt. Ref. No: 192022230019612468 on 04-05-2022, Amount Rs: 521/-, Bank: SBI EPay (SBIEPay), Ref. No. 5822768137230 on 04-05-2022, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 197087, Amount: Rs.50/-, Date of Purchase: 31/03/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2022 4:28PM with Govt. Ref. No: 192022230019612468 on 04-05-2022, Amount Rs: 74,971/-, Bank: SBI EPay (SBIEPay), Ref. No. 5822768137230 on 04-05-2022, 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 162014 to 162051
being No 160404713 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.05.13 11:48:29 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/05/13 11:48:29 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)