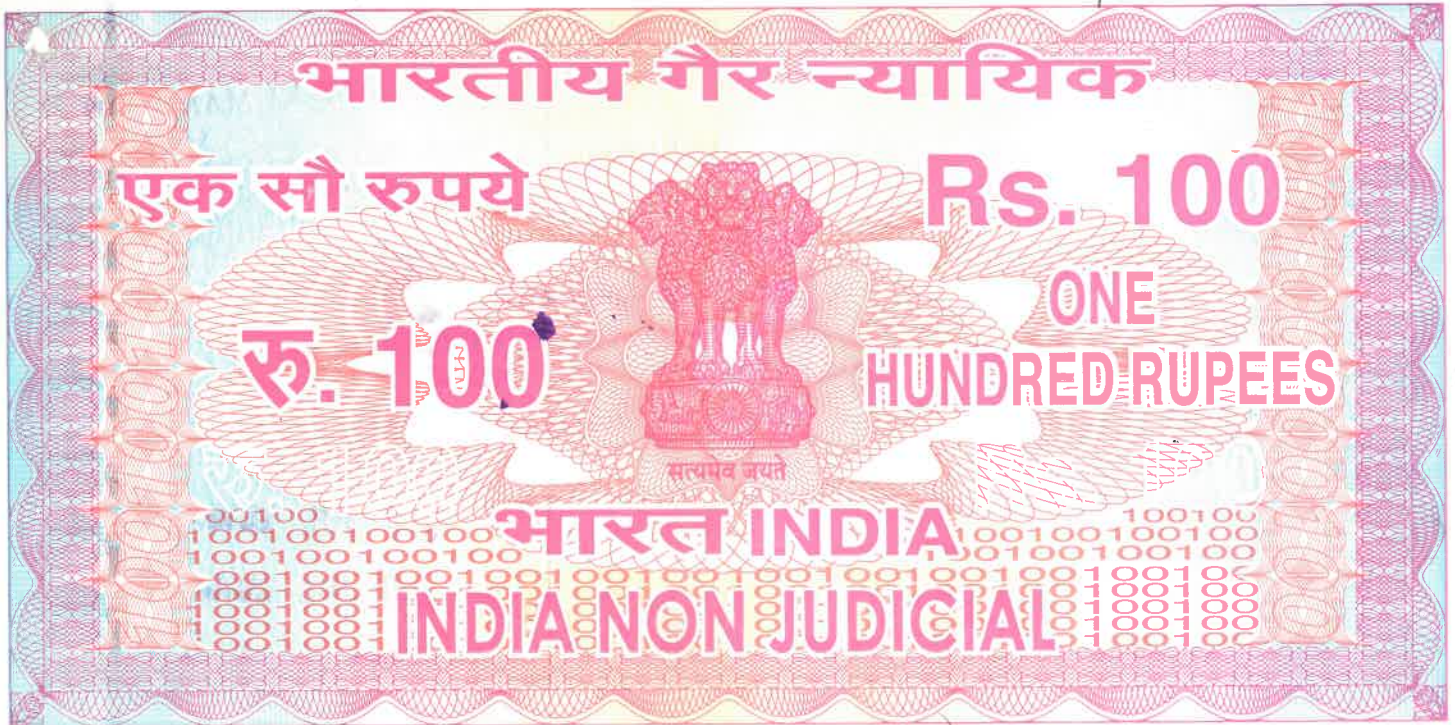


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 563618

THIS AGREEMENT is made on this 19 day of December Two Thousand and Eighteen **BETWEEN COLONEL SOUMYA PRIYA MUKHERJEE** (PAN AEMPM1437K) son of Late Shibapriya Mukherjee, presently residing at No. 29, Parkside Road, Kolkata 700 026 PO Kalighat, PS. Tollygunge hereinafter referred to as the **OWNER** of the **ONE PART** AND **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2012 presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat PO Ballygunge herein represented by one of its director **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Mr. Sheo Kumar Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat PO Ballygunge, hereinafter called the **DEVELOPER** of the **OTHER PART**:



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5-35P
16-2649

SANJAY KUMAR BAID

Advocate

8, Old Post Office Street
Kolkata-700 001

NAME.....
ADD.....
Rt. 67
30 JUL 2018
SUNANJAM MUKHERJEE
Licensed Stamp Vendor:
C. C. Court
2 & 3, K. S. Roy Road, Kolya

30 JUL 2018

30 JUL 2018

2 c 200/-
50/-
10/-
260/-

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For Swastic Projects Pvt. Ltd.

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Director



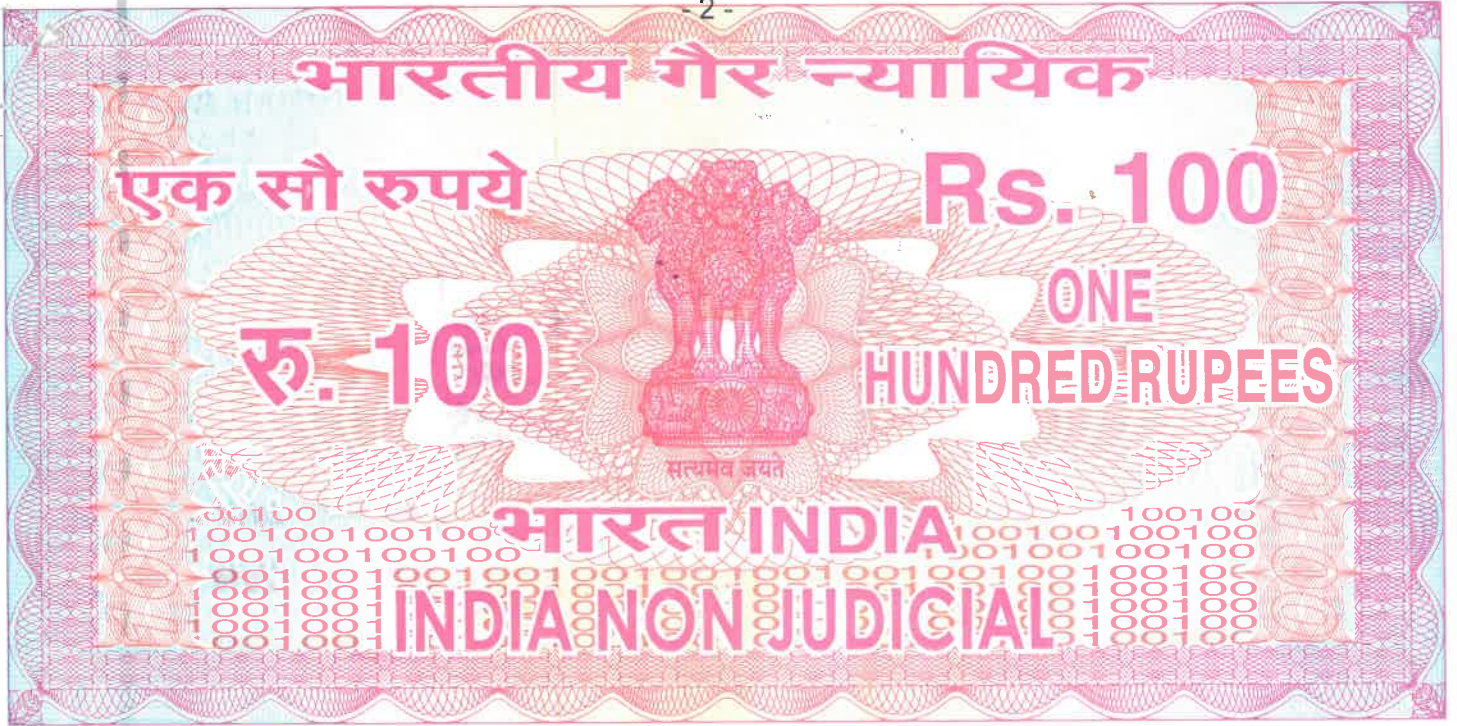
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Soumya Priya Mukherjee

Handwritten signature of Trilok Chand Naita

Trilok Chand Naita
S/o L. Mahabir Prasad Naita
40, Breedhar P. Road
Kolkata - 700 039

Adm. Dist. S. Registrar
19 DEC 2018
South 24 Parganas
Kolkata-700027



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 563617

WHEREAS:

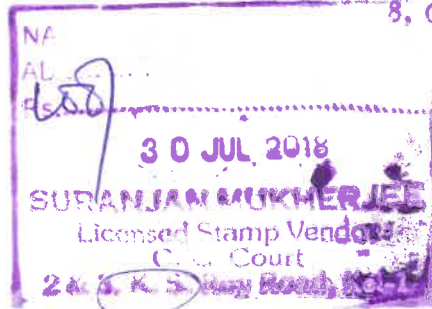
- A. By the Bengali Kobala dated 23rd August 1930 and registered with the Sadar Sub – Registrar, Alipore in Book No. I, volume No. 78 in pages 124 to 128 being No. 3303 of 1930 Jogendra Nath Sen sold transferred and conveyed unto and in favour of Phanilal Mallick **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 05 cottahs 15 chittacks and 20 sq. ft. be the same a little more or less lying situate at and/or being plot No. 18, forming part of No. 200 in Scheme No. XVB of C. I. T. in 24 Parganas town of Calcutta in West Bengal (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.

2

SANJAY KUMAR BAID

Advocate

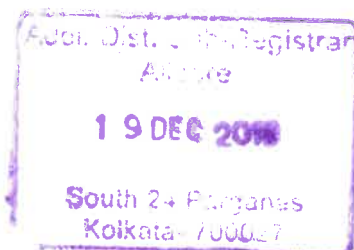
8, Old Post Office Street
Kolkata-700 001

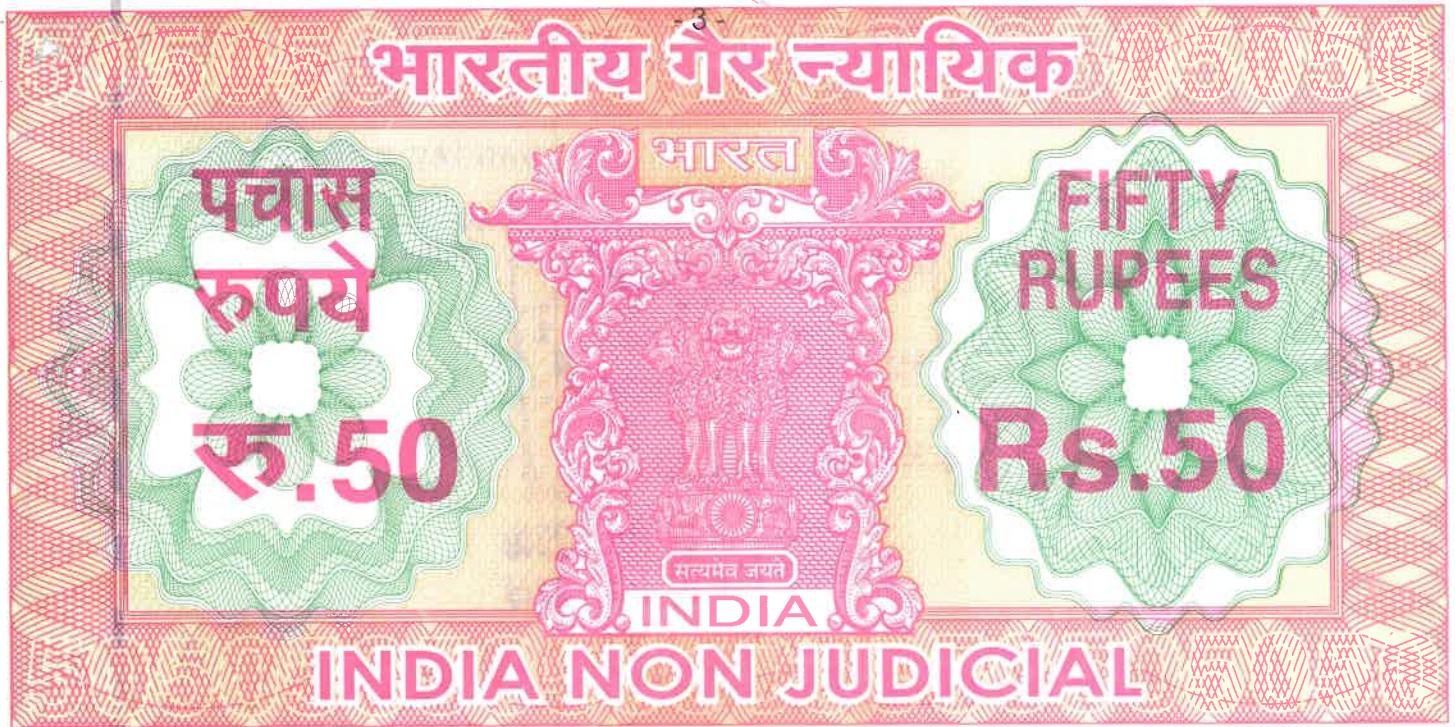


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30 JUL 2018

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X 243904

- B. The said Phanilal Mallick died on 20th January 1933 leaving behind him surviving his wife Rajlakshmi Mallick and two sons namely Krishnapada Mallick and Sibapada Mallick as his only surviving legal heirs and/or representatives in accordance with the Hindu Law of Succession prevailing at that time.

SANJAY KUMAR BAID

Advocate

8, Old Post Office Street
Kolkata-700 001

NAME.....
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RS. 50
30 JUL 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
2018.07.30 10:00 AM

30 JUL 2018

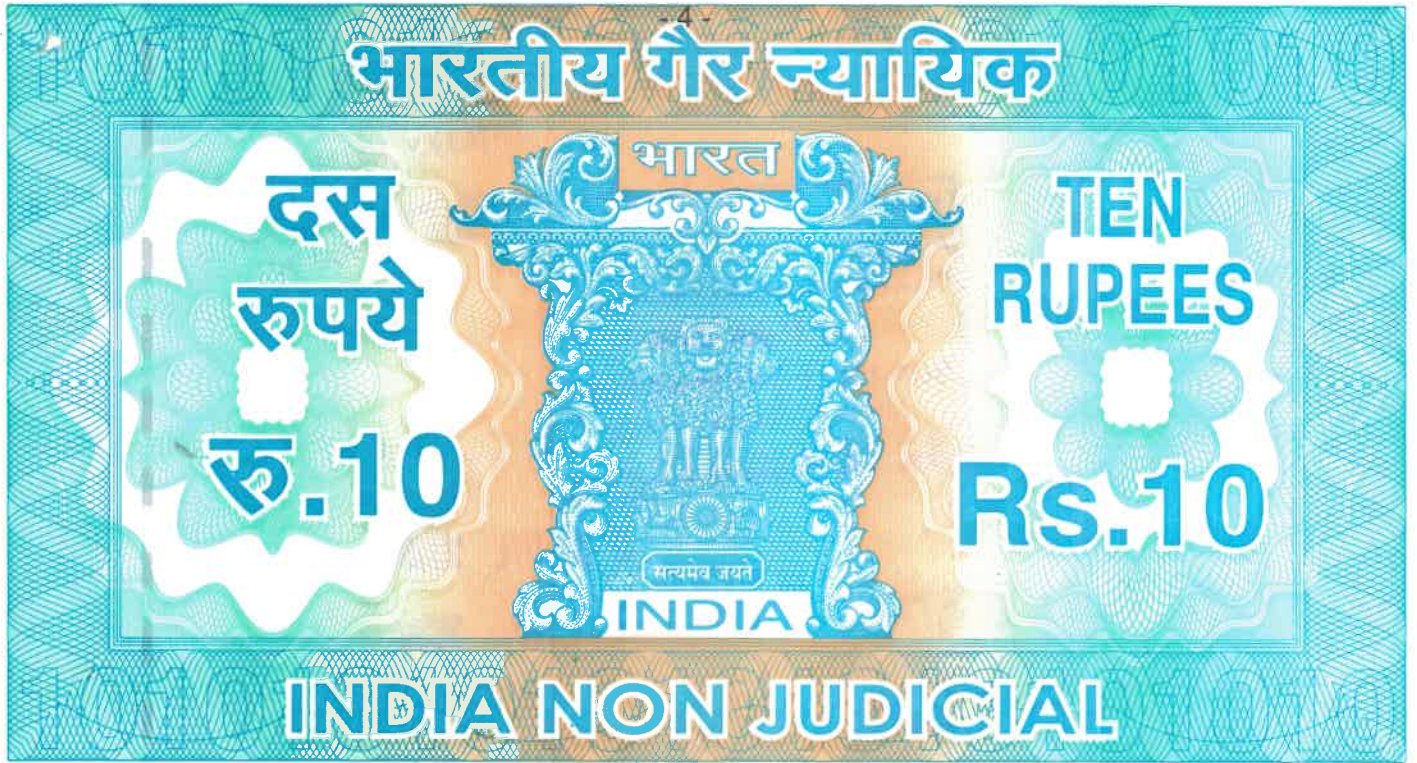
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Dist. Sub-Registrar
Alipore
19 DEC 2018
South 24 Parganas
Kolkata-700027



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C. By the Bengali Kobala dated 29th May 1935 and registered with the District Sub – Registrar, 24 Parganas, Alipore in Book No. I, volume No. 55 in pages 27 to 32 being No. 2122 of 1935 the said Krishna Pada Mallick, Shibapada Mallick and Rajlakshmi Mallick sold transferred and conveyed unto and in favour of Bibhabati Das **ALL THAT** the said Land for the consideration and in the manner as contained and recorded therein.

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

NAME.....
ADD.....
RS.....
30 JUL 2018
SURANJAN MIKHERJEE
Licensed Stamp Vendor
2 & 3, K. S. Road, Beli, Kol-1

30 JUL 2018

30 JUL 2018

2C → 200/-
50/-
10/-

260/-



Registrar
19 DEC 2018
South 24 Parganas
Kolkata-700

- D. By a Bengali Kobala dated 15th January 1937 and registered with the District Sub – Registrar, 24 Parganas, Alipore in Book No. I, volume No. 55 in pages 27 to 32 being No. 2122 of 1935 the said Bibhabati Das along with her husband namely Sunil Kumar Das sold transferred and conveyed unto and in favour of Khirode Sundari Debi **ALL THAT** the said Land for the consideration and in the manner as contained and recorded therein.
- E. The said Khirode Sundari Devi during her lifetime constructed a brick built building upon the said Land and the entirety of the same was named and numbered as municipal premises No. 29, Parkside Road, Calcutta 700 026 (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- F. The said Khirode Sundari Debi a Hindu died intestate on 06th December 1978 leaving behind her surviving her two daughters namely Snehlata Banerjee and Priyalata Mukherjee as her only surviving legal heirs and/or representatives since her husband namely Raibahadur Hiralal Moulik predeceased her on 15th July 1948.
- G. The said Snehlata Banerjee a Hindu governed under the Dayabhaga law of succession died intestate on 04th April 1992 leaving behind her surviving her two sons namely Suhas Banerjee and Suraj Bandyopadhyay and one daughter Santi Mukherjee as her only surviving legal heirs and/or representatives since her husband namely Satyendra Nath Bandhopadhyay predeceased her on 05th May 1976.
- H. The said Priyalata Mukherjee during her lifetime made and published her last will and testament dated 2nd August 1983 whereby and wherein the said Priyalata



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Mukherjee upon her death gave and bequeathed **ALL THAT** her undivided one – half part and/or share into or upon the said Premises unto and in favour of her two sons namely Shibapriya Mukherjee and Sudhi Priya Mukherjee absolutely and forever.

- I. The said Priyalata Mukherjee died testate on 29th May 1986.
- J. The Executors to the said last Will and Testament dated 02nd August 1983 of the said Late Priyalata Mukherjee applied before the Ld. District Delegate at Alipore in Act XXXIX Case No. 284 of 1986 for grant of probate in respect of the said last Will and Testament dated 02nd August 1983 of the said Late Priyalata Mukherjee and the same was granted on 06th June 1990.
- K. The said Santi Mukherjee a Hindu died intestate on 14th September 1998 leaving behind her surviving her one son namely Swapan Kumar Mukherjee as her only surviving legal heir and/or representative since her husband namely Sudangshu Sekhar Mukherjee predeceased her on 07th March 1973.
- L. The said Suhas Banerjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 13th November 2010 leaving behind him surviving his wife Suvra Banerjee and one daughter namely Sumita Ganguly as his only legal heiresses and/or representatives.
- M. The said Suraj Bandyopadhyay a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 29th September 2010 leaving behind him surviving his wife namely Nilima Banerjee and one daughter namely Sugita Mukhopadhyay as his only legal heiresses and/or representatives.



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- N. The said Shibapriya Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 16th December 2000 leaving behind him surviving his one son namely Soumya Priya Mukherjee and one daughter namely Suparna Chakraborty as his only legal heirs and/or representatives since his wife namely Anima Mukherjee predeceased him on 07th December 1999.
- O. The said Suvra Banerjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 29th July 2017 leaving behind her surviving her only daughter namely Sumita Ganguly as her only legal heiress and/or representative.
- P. The said Swapan Kumar Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 10th October 2017 leaving behind him surviving his wife namely Bithika Mukherjee and one daughter namely Madhumita Mukherjee as his only surviving legal heiresses and/or representatives.
- Q. The said Bithika Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 21st November 2017 leaving behind her surviving her only daughter namely Madhumita Mukherjee as her only legal heiress and/or representative.
- R. Thus, the Owners herein along with Nilima Banerjee, Sugita Mukhopadhyay, Sumita Ganguly, Madhumita Mukherjee, Sudhi Priya Mukherjee and Suparna Chakraborty (hereinafter referred to as the said **Co - Owners**) became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispendens, attachments, court cases, third party claims, demands, trusts, mortgages, trespass whatsoever and/or howsoever.



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S. Portions of the building at the said Premises are under the occupation of the tenant and occupier whose details appear in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as the said **TENANTS & TRESPASSERS**).

T. The existing building at the said Premises being old age and inadequate to accommodate the requirements, the Owner herein and the Co -Owners being desirous of causing the said Premises to be developed have agreed to appoint the Developer herein who is a reputed promoter and registered under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 bearing registration No. _____ 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 **MR. ANJAN UKIL** of No. P-523, Raja Basanta Roy Road, Kolkata 700 029 or such person or firm who may be appointed as architects of the building by the Developer with the written consent of Owners.

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.



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- 1A.3 **OWNER** shall mean and include his heirs, executors, administrators, legal representatives and assigns.
- 1A.4 **CO – OWNERS** shall mean and include the said **NILIMA BANERJEE, SUGITA MUKHOPADHYAY, SUMITA GANGULY, MADHUMITA MUKHERJEE, SUDHI PRIYA MUKHERJEE AND SUPARNA CHAKRABORTY** and their respective heirs, executors, administrators, legal representatives and assigns.
- 1A.5 **JOINT OWNERS** shall mean and include the said Owner herein and the said Co- Owners collectively, wherever the context so requires.
- 1A.6 **DEVELOPER** shall mean and include the said **SWASTIC PROJECTS (P) LTD.** and its successor or successors – in – interest, transferors, nominee/s and/or assigns.
- 1A.7 **COMMON FACILITIES/PORTIONS** shall include paths passages, stairways and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the building.
- 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 as per sanctioned plan.
- 1A.9 **PREMISES** shall mean and include **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 05 cottahs 15 chittacks and 20 sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 29, Parkside Road, Kolkata 700 026 PS Tollygunge, in ward No. 84 of the Kolkata Municipal Corporation and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A.10 **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



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with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.

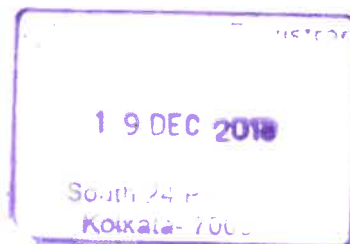
1A.11 **JOINT OWNERS' ALLOCATION** shall mean and include 50% of the upper floors of the said New Building together with 50% of the ground floor of the said New Building together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART – I** of the **THIRD SCHEDULE** hereunder written.

1A.12 **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 together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities the details of which are mentioned and described in **PART – II** of the **THIRD SCHEDULE** hereunder written.

1A.13 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, or any unforeseen weather condition, lockout, strike, go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, however for any reasons of *Force Majeure* the Owners shall not be liable for any amount.

1A.14 **NOTICE** shall mean and include all notices including communication in all regards 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

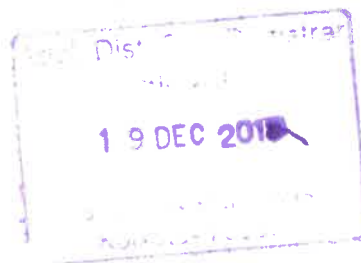
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delivered for dispatch to the Postal Authority by registered post and duly acknowledged by the parties at the last known address of the parties hereto.

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

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




- 1B.10 The schedules shall have effect and be construed as an integral part of this agreement.
- 1B.11 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- 1B.12 Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B.13 The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole, and
- 1B.14 The term "including" shall mean "including without limitation".

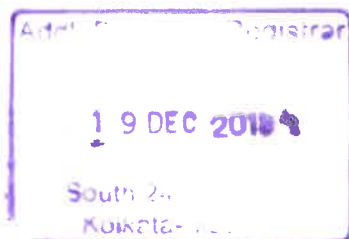
ARTICLE -II- REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owner has assured and represented to the Developer as follows which has been fully relied upon fully by the Developer and the Developer has entered into this agreement based only upon the representations made by the Owner:
- a) The Joint Owners are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners with a marketable title in respect thereof.
 - b) The said Premises is free of all encumbrances liens lispens attachments trusts mortgages whatsoever and/or howsoever.
 - c) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the title of the Joint Owners into or upon the said Premises or any part thereof.
 - d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
 - e) No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises.
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- f) There is neither any road alignment nor any acquisition proceedings pending in respect of the said Premises.
 - g) The freehold interest and/or ownership interest of the Joint Owners in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Joint Owners 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 Joint Owners for any purpose whatsoever or howsoever and that all the original deeds are in the custody and possession of the Joint Owners themselves.
 - h) The Joint Owners have not entered into any agreement for sale and/or transfer in respect of the said Premises nor has entered into any other agreement for development in respect of the said Premises or any part thereof.
 - i) All municipal rates taxes and outgoing payable in respect of the said Premises that the Joint Owners are liable for upto the date of execution of these presents have been duly paid and discharged and in respect of any outstanding rates taxes and outgoing the Owners shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses upto the date of execution of these presents.
 - j) That, save and except the said Tenant & Trespasser there is no other tenant and/or occupant and/or trespasser in any part and/or portion of the said Premises and that the Joint Owners are in vacant peaceful and khas possession of every part thereof.
 - k) The Joint Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
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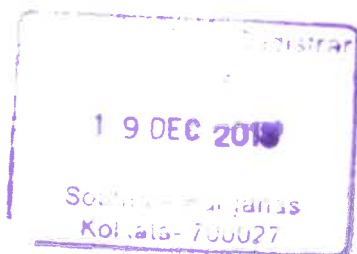
- l) The Owner is competent enough to enter into this agreement and to carry out his obligations, as mentioned herein.
- m) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owner has not suppressed and/or obscured 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 - TENANT & TRESPASSER, PLANS & OTHERS

- 4.1 The Developer shall cause to have the names of the Joint Owners to be mutated in the records of the Kolkata Municipal Corporation.
- 4.2 The Developer shall cause to have the said Tenant & Trespasser to be settled and vacated from the said Premises and if any amount is required to be paid the same shall be paid by the Developer. The maximum total outgo of the Developer on account of the said Tenant & Trespasser shall be Rs.1,00,00,000/=.
- 4.3 The Developer shall at its own costs cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Premises however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project. In the event of any such modification and/or change and/or alteration being made in respect of any of the flats forming part of the Joint Owners' Allocation and/or any part or



portion of the common area and/or the structure of the said New Building, the Developer shall inform the Owner in respect of the same.

4.4 The Developer shall cause to have the plans sanctioned by the Kolkata Municipal Corporation within 06 months from the date of settlement of all of the said Tenant & Trespasser in writing with the Developer.

4.5 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.

4.6 The Developer acting on behalf of and as the Attorney of the Joint Owners shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building on the said Premises.

4.7 The Developer shall submit in the name of the Joint Owners all application, plan and other papers and documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the building shall also be borne and paid by the Developer exclusively and the Owner shall not be required to contribute any amount in this regard.

4.8 The said New Building will be constructed erected and completed in accordance with the specification detailed out in the **FOURTH SCHEDULE** hereunder written HOWEVER in the event the Developer deciding to change the specifications the Developer shall be entitled to do so but in the event of such change, the value of

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such replacement or substitution will not be of lesser value as what have been detailed out hereunder and prior written consent of the Owner shall also be got by the Developer.

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


4.10 The Developer is, in terms of this agreement, entitled to the entire first floor of the said New Building and as such the Developer shall be entitled to and is hereby authorised to get the same sanctioned for commercial usage from the Kolkata Municipal Corporation, subject however, none of the parties hereto shall use any of the flats/units as a restaurant, bar, butcher house, wine shop, dance or music institution, banquet hall. The Developer shall not decorate the exterior of the commercial area with full glass façade.

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 & PAYMENT

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





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

6.3 It has been further agreed by and between the parties hereto that the Owner shall make payment of an amount of Rs.9,50,000/= (Rupees Nine Lakhs and Fifty Thousand) Only to the Developer after sanction of the plan by the Kolkata Municipal Corporation simultaneously at the time of vacating the said Premises and delivering possession thereof to the Developer.

~~6.4 In the event of the Kolkata Municipal Corporation granting sanction of the one additional floor i.e. the 5th floor, over the proposal of ground plus four floors, then in that event, that additional floor in its entirety shall belong exclusively to the Developer and shall form part of the Developer's Allocation and the Developer shall in lieu thereof pay to the Joint Owners a composite amount of Rs.80,00,000/= (Rupees Eighty Lakhs) only and the same shall be apportioned amongst the Joint Owners in the same manner as per the ownership share of the Owners into or upon the said Premises. In case of sanction for the fifth floor is granted by the Kolkata Municipal Corporation then the guidelines as shall be issued by the Fire Services Department of West Bengal shall be adhered to by the Developer.~~

6.5 All issues compensation and entitlements shall be apportioned amongst the Joint Owners in accordance with respective ownership into or upon the said Premises.

ARTICLE-VII- TIME PERIOD & DELIVERY OF POSSESSION

7.1 Within 30 days from the date of the plan being sanctioned by the Kolkata Municipal Corporation the Owner shall vacate the said Premises so as to enable the Developer to commence demolition of the existing building and structures at the said Premises, subject however to the Developer providing alternate



accommodation or making payment of the amount towards the transit accommodation in terms hereof to the Owner. The Joint Owners shall be entitled to maintain one letterbox at the said Premises at all times and the Developer shall ensure that the same is fixed at the appropriate location at the said Premises and all letters and correspondences so received shall be made over and/or handed over to the Joint Owners.

7.2 During the course of construction the Developer shall provide transit accommodation to the Joint Owners at the maximum outgo of Rs.40,00,000/= (Rupees Forty Lakhs) only covering the entire period of 30 months, within 01.50 Km vicinity of the said Premises for the alternate accommodation of the Joint Owners. The alternate accommodation shall be of the choice and suitability of the Joint Owners. To & fro costs of shifting charges to the extent of 01.50 Km shall be borne and paid by the Developer. Should any of the Joint Owner arranging for her/his transit accommodation on her/his own, they may do so, and in that event the Developer shall issue the cheque for the first 12 months by one single cheque at the time of the Owners vacating the said Premises and after expiry of 12 months post dated cheques for every 12 months shall be issued by the Developer until issue of notice to take possession of the Joint Owners' Allocation to the Owners by the Developer.

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 the net proceeds of the salvage shall belong exclusively to the Developer. However, the Joint Owners shall be entitled to retain doors and marble flooring and/or any other material in the existing building at the said Premises for re-use in the said New Building for the similar purpose the same is now fixed and/or installed.

7.4 The Joint Owners' Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the building is complete (hereinafter referred to as the **COMPLETION DATE**) and



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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 Joint Owners' Allocation.

7.5 The Developer hereby agrees to complete the construction of the building within 33 months from the date of the Owners delivering vacant peaceful possession of the entirety of the said Premises (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 Joint Owners' Allocation. In the event of additional floor i.e. the fifth floor being got sanctioned and constructed by the Developer, then in that event the Developer shall be entitled to an extension of time period of 06 months over and above the 33 months as hereinbefore mentioned for completion of the said New Building.

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 Joint Owners' Allocation or any part thereof is delivered and/or caused to be delivered upon completion of the same aforesaid. However it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Joint Owners and/or the Owner fails and/or neglects take possession of the Joint Owners' Allocation within 30 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 new building and delivery of the possession of the Joint Owners' 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



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by the Developer in respect of the Developer's Allocation, at the cost of the Developer or its nominee/s.

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

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 after obtaining written consent from the Owner 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 Owner may at his own cost appoint an overseer or supervisor to monitor the construction and such person shall report only to the Owner and shall not deal with the Developer in any manner.

8.3 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.





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Kolkata

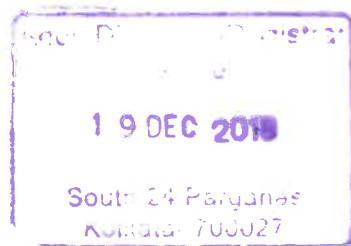
- 9.2 The Developer shall be fully responsible for any deviation or un-authorised construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner against all losses liabilities costs or claims actions or proceedings thus arising.
- 9.3 The Developer has agreed to provide warranty in respect of any structural damage and/or deficiency in workmanship of the Developer for a period of 05 years from the date of issue of the completion certificate by the Kolkata Municipal Corporation.
- 9.4 The Developer shall also be responsible for making good and/or repair for a period of one year from the date of completion of the said New Building in terms hereof, CP fittings, Sanitary Ware, Modular Switches, however, no replacement shall be done for any of the natural materials like sand, stone-chip, brick, marble, granite, wood, as has been agreed to be provided in accordance hereof in the specifications. The invoice copies and warranty cards of all Air – Conditioners, Hob, Chimney etc. as available shall be provided to the Joint Owners.
- 9.5 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 Joint Owners' Allocation.
- 9.6 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 Joint Owners' Allocation or any part thereof, without the consent in writing of the Developer.
 - b. Not to induct any person as a tenant or otherwise into or upon the said Premises. There is no bar on the Joint Owners' Allocation.
- (1)



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ARTICLE-X-TAXES MAINTENANCE ETC

- 10.1 The Developer shall pay and bear all rates & taxes in respect of the said Premises on and from the date of receipt of vacant peaceful and khas possession of the entirety of the said Premises and prior to that the Joint Owners 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 Owners shall be deemed to have taken possession of the Joint Owners' Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Joint Owners' Allocation is taken or not by the Owners.
- 10.3 The Owners and the Developer shall from the Date of Possession of the Joint Owners' Allocation maintain their respective portions at their own costs in a good and tenantable repair and shall not do or suffer to be done anything in or to the said Premises and/or common areas and passages of the said New Building which may be against law or which will cause obstruction or interference to the user of such common area.
- 10.4 After the said New Building is completed and the Joint Owners' Allocation is delivered the Developer and the Owners shall form an association of the Owners/ occupants of the various flats in the said New Building with such rules and regulations as the Developer shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.
- 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 Owners the Owners shall not be entitled and hereby agrees not to avail of any of the services.

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

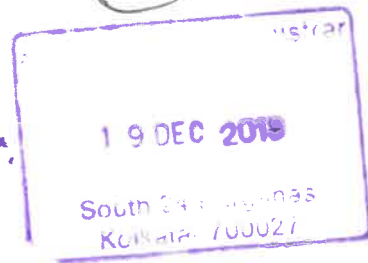
ARTICLE-XI-OBLIGATION OF THE OWNERS

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 authorities.

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.

11.3 The Owner shall grant a registered power of attorney in favour of Mr. Satwic Vivek Ruia so as to enable him 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.


11.4 The Owners shall apply for obtain separate electric meters in their names in respect of their respective flats in the Joint Owners' Allocations from the CESC Ltd. upon completion of the said New Building and the Developer shall render all assistance in this regard.

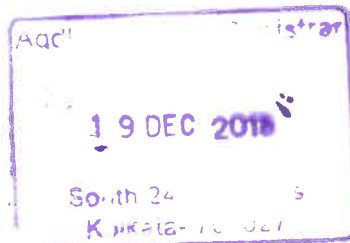


ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 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 New Building at the said Premises.
- 12.2 The Owner and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby any of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 12.3 The Owner and the Developer 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 or any portion thereof.
- 12.5 The respective parties shall be liable for payment of all taxes including GST, statutory, direct or indirect Local, State or Central now prevailing and/or may hereafter be imposed in respect of their respective Allocations.

ARTICLE-XIII-BREACH AND CONSEQUENCES

- 13.1 In the event of the Developer failing to complete the construction of the said New Building within 33 months from the date of receipt of vacant peaceful possession of the entirety of the said Premises then in that event the Developer shall be entitled to a grace period of 03 months and inspite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable to pay predetermined penalty & damages to be calculated @Rs.1,35,000/= per month for each month of delay until issue of notice to the Joint Owners notifying the completion of the Joint Owners' Allocation in the said New Building for a period of 06 months. Notwithstanding,
- 



the Developer shall also continue to pay and bear the rent in respect of the transit accommodation as hereinbefore mentioned in terms hereof.

13.2 Should the Developer still failing to complete the said New Building then in that event the Joint Owners may at their option takeover the said incomplete building and complete the same at the cost of the Developer and all such amounts so incurred shall be realized by the Joint Owners by selling the Developer's Allocation, the balance so remaining shall belong to the Developer.

13.3 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.

ARTICLE - XIV – JURISDICTION

14.1 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 05 cottahs 15 chittacks and 20 sq. ft. be the same a little more or less lying *and structure of Area - 2500 Sq ft.* situate at and/or being municipal premises No. 29, Parkside Road, Kolkata 700 026 PS Tollygunge, in ward No. 84 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH: By KMC road named as Parkside Road;

ON THE SOUTH: By municipal premises No. 20A, Deshpriya Park Road;

ON THE EAST: By municipal premises No. 27, Parkside Road;

ON THE WEST: By KMC road named as Deshpriya Park Road;



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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

(DETAILS OF TENANT)

NAME	EXISTING AREA Sq. ft. (approx.)	& LOCATION	& RENT Rs.
1. Shila Roy	690	Ground Floor	1,000/=
2. Radhi Bai	330	Ground Floor	900/=
3. Kumkum Bhakt (Nirupama Moulik)	330	Ground Floor	No Rent

THE THIRD SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART – I **JOINT OWNERS' ALLOCATION**

1. Parts and/or portions of the upper floors of the said New Building so as to comprise of 06 (six) flats and the same shall be demarcated amongst the Joint Owners as follows:

	Name of Owner	Floor	Location
1	Sumita Ganguly	Second	North western Side
2	Nilima Banerjee & Sugita Mukhopadhyay	Fourth	North western side
3	Col. Soumya Priya Mukherjee	Fourth	South western side
4	Suparna Chakraborty	Second	South western side
5	Sudhipriya Mukherjee	Third	Western side
6	Madhumita Mukherjee	Fourth	North-eastern side



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2. 50% of the ground floor of the said New Building after providing for the common parts and facilities thereat;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;

The locations of the flats forming part of the Joint Owners' Allocation are also shown on the outlined maps or plans annexed hereto and delineated within **GREEN** borders thereon.

PART – II DEVELOPER'S ALLOCATION

1. The entire first floor of the said New Building, to be got sanctioned for commercial use by the Developer;
2. One flat on the eastern side of the second floor of the said New Building;
3. One flat on the eastern side of the third floor of the said New Building;
4. 50% of the ground floor of the said New Building after providing for the common parts and facilities thereat;
5. Undivided proportionate share in the land comprised in the said Premises;
6. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

The locations of the flats forming part of the Developer's Allocation are also shown on the outlined maps or plans annexed hereto and delineated within **RED** borders thereon.





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THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

1. FOUNDATION WORK:

RCC Column Foundation (M15/20/25) with double ribbed TMT bar 500.

2. NATURE OF CONSTRUCTION:

RCC Structure with double ribbed TMT bar 500 and brick work. AAC bricks. Adherence to National Building Code. The height of each floor in accordance with the prevailing KMC Rules shall be of about 03 meters.

3. WALLS:

Outside Wall 8" and Inside walls 4" with cement plastering

Internal walls JK white cement putty finished on cement plastering.

4. ROOF:

RCC Roof Slab (1:2:4) with roof (1 x 1 tiles floor) anti seepage treatment (Sika/Dr. Fixit).

5. DOOR & WINDOWS:

Main door wooden frame (5 inch x 2 ½ inch) of Sal wood. Single leaf flush door of 2100 x 1050 size, fitted with TRI Bolt (Acme or equivalent) and brass door eye hole;


All internal doors will be solid flush doors (2100 x 900 or 2100 x 750 size) with wooden frames (Sal wood) of size 04 inch x 2.5 inch. Retrieved old and used doors from old building may be used by the co owners at their discretion. Doors with latch and bolt and door handle. Door stopper on each door.

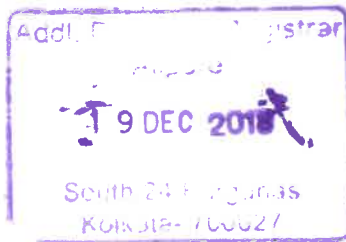
Windows of adequate size of good quality anodised aluminium frame and open type window pane with glass panel and internal grill.

6. FLOORING:

Vitrified Tiles/ Indian marble, thickness 16mm – 25mm of size 4 ft x 2 ft flooring (Zinc Oxide underneath in lieu of portland cement) in living, dining and bed rooms. Kitchen, toilet and balcony to have anti skid tiles of size 1 ft x 1 ft.

Staircase (1350 x 250 x 150) to have black stone flooring and granite riser. Staircase railings of stainless steel.





7. KITCHEN:

Work top in granite and designer ceramic tiles (2 ft) with Stainless Steel sink (24 inches x 18 inches) of ISI make with tap. Modular kitchen as approved by the owners. One tap at ground level for washing utensils.

8. BATHROOM:

Wall dados with designer ceramic tiles upto door height Bathroom to be fitted with CP shower, diverter, wall mounted commode. Fittings of repute make with concealed hot & cold water. Aqua Gold pipeline with sanitary ware of Jaquar/ Kohler. Fittings for Geyser with 16 amp socket and switch. One designer ceramic wash basin (ISI make) with hot & cold water efficient faucet.

Inside pipeline of $\frac{3}{4}$ inches of superior quality PVC pipe of reputed brand (ISI cert) Provision to install exhaust fan alongwith electric connection.

9. ELECTRICAL

Concealed copper wiring (0.75/1.0/1.50 sq. mm.) of Havells/Polycab reputed brand (ISI cert) in each flat with provision to install Inverter at later stage. Copper wiring of 2.5 sq. mm. for 16 amp sockets. Concealed 6 sq mm copper wire of Havells/ Polycab make for Air conditioner and Geyser, including 32 Amp DP and starter in each bedroom and drawing room. All modular switches of Havells/ reputed brand (ISI cert)

COMMON: MCCB / DP/ Isolator at entrance of the flat. Earthing with 0.5 sq mm copper wire for all socket points.

BED ROOM: Points for Two LED tube lt, One bulb lt, One Fan. Four 5 amp socket in two different concealed Switch Boards placed at appropriate walls. TV cable line to each bedroom. AC point.

DINING/ DRAWING: Points for three tube lights, two fans, three 5 amp socket, one 16 amp socket and one cable connection point. AC point.

KITCHEN: Points for one tube light, one bulb point, one exhaust fan / modular kitchen points, two 5amp sockets and two 16 amp socket

BATHROOM: two light point, one 5amp socket, one exhaust fan , one 15 amp socket for Geyser.

BALCONY: one light point and washing machine point.

MAIN DOOR: one doorbell point and one light point with switch inside.

CAR PARKING AREA: Sufficiently lit

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10. WATER: Round the clock water supply through KMC supply, Overhead water tank of capacity 10,000 ltrs and ring line of 4 inch dia and out let to flats as per reducing. Underground reservoir of 15,000 ltrs. Single phase submersible water pump;

11. LIFT: 5 person capacity of reputed make (OTIS/ Schneider/ LT etc) with facility to anchor at lower floor during power cut.

12. PAINTING:

Exterior wall of the building to be painted with good quality and reputed brand (Asian paints/ Berger/ likewise) all weather paint. Colour scheme will be finalised in consultation with the owners.

Interior walls will be painted with two coats of plastic emulsion paint of reputed brand (Asian Paint/ Berger/ Nerolac) as per colour scheme approved by the owner.

Doors to be painted with two coats of synthetic enamel paint of Asian/ Berger/ reputed brand. Main door to be polished / touch wood/ varnished as required.

Window grills will be aesthetically painted with enamel paint.

13. MAIN GATE:

Two main grill gate of MS make as approved.(para 14)

14. SECURITY:

Boundary brick wall of 8 ft height with Two grill gates for car and one small side gate for pedestrian movement.

CCTV covering the main gates and lobby as approved.

Intercom facility to each flat

15. POWER BACK UP:

Soundless genset system in fully acoustic enclosure with automatic switchover for all common facilities.

16. OTHERS:

- Security room near main gate of size 6 ft x 4 ft with one fan, one light point and one 5 amp socket facility.

- One common toilet for servants at ground floor.

- One car wash facility in between two car parking space.

- Personalised mail box

- Flats of owners to be painted with plastic emulsion paint on walls and synthetic enamel paint on doors with colour scheme as per choice of owners.

- Total 06 Nos. of 01.50 ton capacity split type air-conditioners shall be provided to the owners of reputed brands like LG/Voltas/Hitachi;







Government of West Bengal

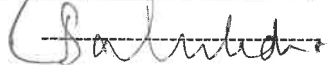
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000321324/2018

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 SOUMYA PRIYA MUKHERJEE 29 PARKSIDE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			 19 Dec 2018
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr VIVEK RUIA 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Developer [SWASTI C PROJECT S PVT LTD]			 19.12.2018
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 46 SREEDHAR ROY ROAD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Mr SOUMYA PRIYA MUKHERJEE, Mr VIVEK RUIA		 19/12/18	


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR



OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने

वाले प्राधिकारी को सूचित / वापस कर दें

सहायक आयकर आयुक्त,

पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AADCS5305E



नाम /NAME

SWASTIC PROJECTS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

आयकर आयुक्त, प.ब. - XI

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 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,
Chowringhee Square,
Calcutta- 700 069.

Major Information of the Deed

Deed No :	I-1605-08211/2018	Date of Registration	24/12/2018
Query No / Year	1605-1000321324/2018	Office where deed is registered	
Query Date	14/12/2018 12:45:25 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOUMYA PRIYA MUKHERJEE 29 PARK SIDE ROAD, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9831312355, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,94,00,773/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Park Side Road, Premises No: 29, , Ward No: 084 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 15 Chatak 20 Sq Ft	1/-	3,75,25,773/-	Property is on Road
Grand Total :					9.8427Dec	1 /-	375,25,773 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	1/-	18,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2500 sq ft	1 /-	18,75,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SOUMYA PRIYA MUKHERJEE Son of Late SHIBAPRIYA MUKHERJEE 29 PARKSIDE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AEMPM1437K, Status :Individual, Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWASTIC PROJECTS PVT LTD 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AADCS5305E, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr VIVEK RUIA (Presentant) Son of Mr SHEO KUMAR RUIA 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPR8539Q Status : Representative, Representative of : SWASTIC PROJECTS PVT LTD (as DIRECTOR)

Identifier Details :

Name & address	
Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 46 SREEDHAR ROY ROAD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr SOUMYA PRIYA MUKHERJEE, Mr VIVEK RUIA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMYA PRIYA MUKHERJEE	SWASTIC PROJECTS PVT LTD-9.84271 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMYA PRIYA MUKHERJEE	SWASTIC PROJECTS PVT LTD-2500.00000000 Sq Ft

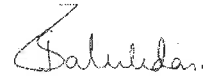
Endorsement For Deed Number : I - 160508211 / 2018

Major Information of the Deed :- I-1605-08211/2018-24/12/2018

On 14-12-2018

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 3,94,00,773/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 19-12-2018

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

Presented for registration at 17:35 hrs on 19-12-2018, at the Private residence by Mr VIVEK RUIA ,

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

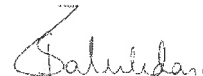
Execution is admitted on 19/12/2018 by Mr SOUMYA PRIYA MUKHERJEE, Son of Late SHIBAPRIYA MUKHERJEE, 29 PARKSIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Indetified by Mr TRILOK CHAND NAITA, , Son of Late MAHABIR PRASAD NAITA, 46 SREEDHAR ROY ROAD, P.O: TILJALA, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

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

Execution is admitted on 19-12-2018 by Mr VIVEK RUIA, DIRECTOR, SWASTIC PROJECTS PVT LTD (Private Limited Company), 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr TRILOK CHAND NAITA, , Son of Late MAHABIR PRASAD NAITA, 46 SREEDHAR ROY ROAD, P.O: TILJALA, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 20-12-2018

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2018 2:27PM with Govt. Ref. No: 192018190318732541 on 18-12-2018, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VWRQJ4 on 18-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2018 2:27PM with Govt. Ref. No: 192018190318732541 on 18-12-2018, Amount Rs: 75,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VWRQJ4 on 18-12-2018, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 24-12-2018

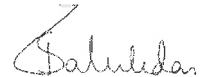
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 54820, Amount: Rs.100/-, Date of Purchase: 30/07/2018, Vendor name: S Mukherjee



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Registered in Book - I

Volume number 1605-2018, Page from 262680 to 262724
being No 160508211 for the year 2018.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2018.12.27 16:35:39 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 27/12/2018 16:35:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)


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 :


SOUMYA PRIYA MUKHERJEE


Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

Sisir Mondal
21/2 Ballygunge place
Kcal-19.

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

For Swastic Projects Pvt. Ltd.

Director


Sisir Mondal.

Drafted by me

Ratan kr. Dutta
Advocate
WB/27/83
Alipor Criminal Court
Kolkata - 27



Dist. Registrar
9 DEC 2018
South District
Bangalore











Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name SOUMYA PRIYA MUKHERJEE

Signature 

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name VIVEK ROY

Signature 

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name



Addl. District Registrar
Kolkata
9 DEC 2018
South 24 Parganas
Kolkata- 700027