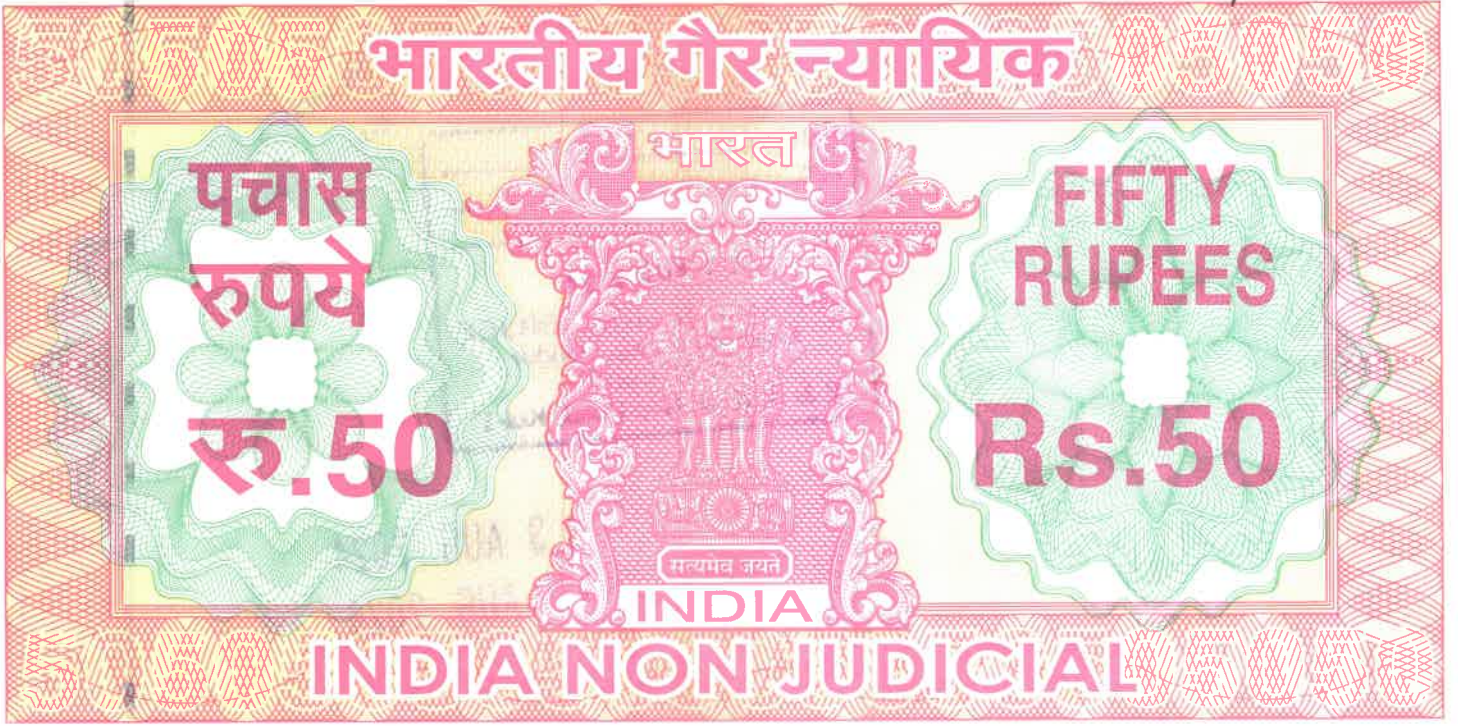


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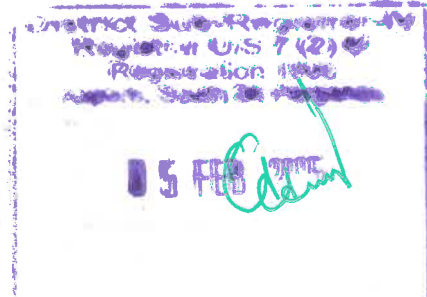
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 886817

05/02/2025

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Registration. The signature sheet and the registration sheet attached with the document are the part of this document.



THIS AGREEMENT is made on this 05th day of February Two Thousand and Twenty Five **BETWEEN** (i) **SUGITA MUKHOPADHYAY** (PAN ATQPM2348J & Aadhaar No. 4938 4115 0766) wife of Mr. Shyamal Sankar Mukhopadhyay, an Indian national, by faith Hindu, by occupation Housewife, of 5, A. G. Colony Kadru, Post – Doranda,

114395

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME.....
ADD.....
Rs.....
13 AUG 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

13 AUG 2024
13 AUG 2024



Soumya
SOUMYA MUKHERJEE
130 R.N. Tagore Road
Purbachal Kolkata-700063
Services

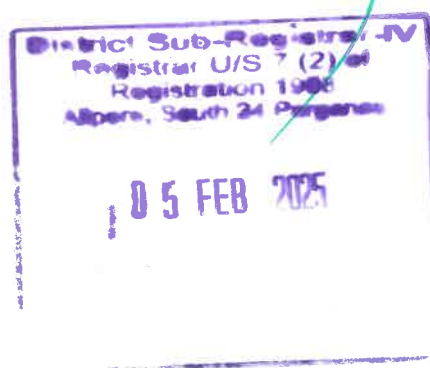
District Sub-Registrar IV
Registrar U/S (2) of
Registration 1908
Sec. 24 Particulars
U S FEB 2025

Kadru, Ranchi 834 002, (ii) **SUMITA GANGULY** (PAN AXWPG4848B & Aadhaar No. 8778 4002 1552) wife of Mr. Raja Ram Ganguly, an Indian national, by faith Hindu, by occupation Housewife, presently residing at No. E/6, Banaful Abasan, P. C. Ghosh Road, Sreebhum, Kolkata 700 048 PO Sreebhum, PS Lake Town, (iii) **MADHUMITA MUKHERJEE** (PAN ATPVM4895M & Aadhaar No. 2480 9532 7290) daughter of Late Swapan Kumar Mukherjee, an Indian national, by faith Hindu, by occupation service, presently residing at No. 29, Parkside Road, Kolkata 700 026 PO Kalighat, PS Tollygunge, and (iv) **SUPARNA CHAKRABORTY** (PAN ADPPC2544P & Aadhaar No. 5314 0451 7721) wife of Mr. Ashish Kumar Chakraborty, an Indian national, by faith Hindu, by occupation Housewife, presently residing at Ashrampara, Jalpaiguri Ward No. 10, Jalpaiguri, West Bengal 735 101, PO & PS Jalpaiguri hereinafter collectively referred to as the **OWNERS** of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013, 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. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian national, by faith Hindu, by occupation business of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat PO Ballygunge, hereinafter called the **DEVELOPER** of the **OTHER PART**:

WHEREAS:

- A. By the 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

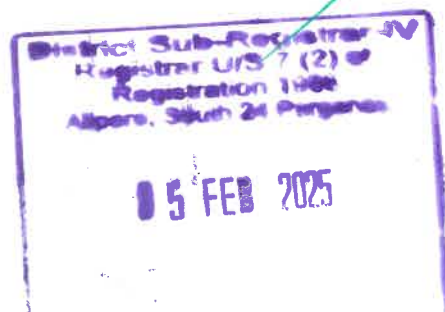




(hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.

- 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.
- 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.
- 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

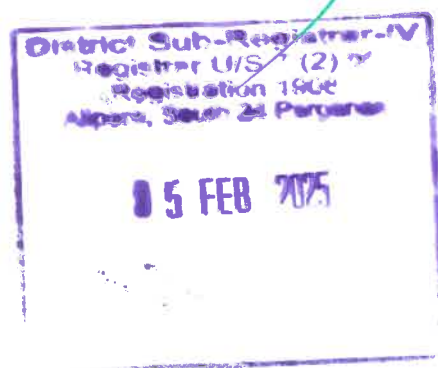





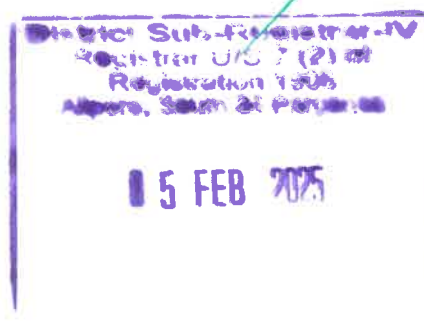
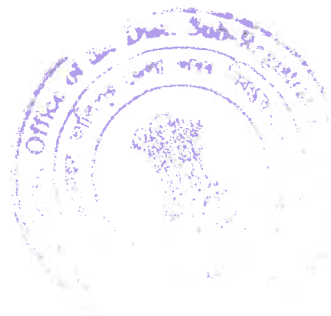
Priyalata Mukherjee as her only surviving legal heirs and/or representatives since her husband namely Raibahadur Hiralal Moulik predeceased her on 15th July 1948.

- 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 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.



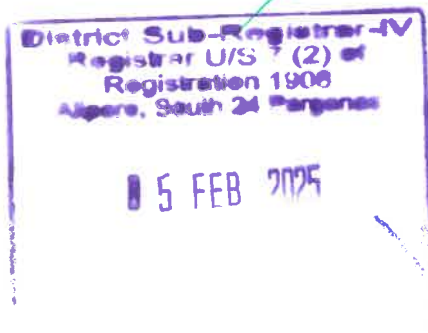


- L. The said Suhas Banerjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 13th November 2010 leaving behind him surviving his wife Suvra Banerjee and one daughter namely Sumita Ganguly as his only legal heiresses and/or representatives.
- M. The said Suraj Bandyopadhyay a Hindu 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.
- 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. By an agreement dated 31st July 2018 registered with the ADSR, Alipore in Book No. I, volume No. 1605-2018 in pages 162471 to 162530 being No. 160505080 for the year 2018 Nilima Banerjee, Sugita Mukhopadhyay, Sumita Ganguly, Madhumita Mukherjee, Sudhi Priya Mukherjee and Suparna Chakraborty granted unto and in favour of Swastic Projects (P) Ltd. the exclusive right of development of the said Premises in respect of their share therein in the manner and upon the terms as contained and recorded therein.
- S. By another agreement dated 19th December 2018 registered with the ADSR, Alipore in Book No. I, volume No. 1605-2018 in pages 262680 to 262724 being No. 160508211 for the year 2018 Col. Soumya Priya Mukherjee granted unto and in favour of Swastic Projects (P) Ltd. the exclusive right of development of the said Premises in respect of his share therein in the manner and upon the terms as contained and recorded therein.
- T. The registered agreements dated 31st July 2018 and 19th December 2018 as hereinbefore mentioned are hereinafter collectively referred to as the **PRINCIPAL DEVELOPMENT AGREEMENTS**)
- U. The said Nilima Banerjee (since deceased) who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 23rd July 2020 leaving behind her surviving her only daughter Sugita Mukhopadhyay as her only legal heiress.
- V. The said Sudhi Priya Mukherjee, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 4th September 2024 leaving behind him surviving his two sons namely Siddharta Mukherjee and Dr. Partho Mukherjee as his only surviving legal heirs and/or representatives since his wife namely Ratna Mukherjee predeceased him 28th June 2019.
- W. By a supplementary agreement dated 22nd September 2020 and made between the said Sugita Mukhopadhyay, Sumita Ganguly, Madhumita Mukherjee, Sudhi





Priya Mukherjee (since deceased), Suparna Chakraborty and Col. Soumya Priya Mukherjee and the said Swastic Projects (P) Ltd. it was inter-alia agreed as follows:

- i) The Developer shall apply for and obtain sanction of the building plan in accordance with Rule 142 of the Kolkata Municipal Corporation Building Rules;
- ii) The fifth floor i.e. the additional floor shall belong to the Developer exclusively and in lieu thereof the Developer agreed to make payment of an aggregate amount of Rs.80,00,000/= (Rupees Eighty Lakhs) only to the Owners that shall be apportioned amongst the Owners in following manner:

		Rs.
1	Sugita Mukhopadhyay	13,33,300
2	Sumita Ganguly	13,33,300
3	Madhumita Mukherjee	13,32,400
4	Sudhipriya Mukherjee	20,00,000
5	Col. Soumyapriya Mukherjee	10,00,000
6	Suparna Chakraborty	10,00,000

- iii) If there is any increase in the area of the floors up to the fourth floor over and above the area of the floor as per the plans attached to the said Principal Development Agreements the same shall belong to the Owners and the Developer equally and similarly in the event of any increase in building area after KMC final sanction, the same shall also belong to the Owners and the Developer, however the fifth floor (based on the floor plan of the first floor to the fourth floor attached to the said Principal Development Agreements) shall belong to the Developer exclusively;

X. Portions of the building at the said Premises that are presently under the occupation of the tenants whose details appear in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as the said **TENANTS**).

Y. Pursuance to the above, the Developer with the consent of the Owners applied for and obtained sanction of the building plan for a ground plus six storied building,





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vide building permit No. 2024080098 dated 13th January 2025, in place and stead of ground plus five storied building resulting increase in total area of the building over and above the area as contemplated and agreed upon under the said Development Agreements and the said Supplementary Agreement dated 22nd September 2020.

Z. The Parties hereto are executing this Agreement in supersession, novation and complete modification of the said Principal Development Agreements guiding and recording the rights, entitlements, duties and obligations of the Owners and the Developer in respect of the said Premises and the project being developed thereat.

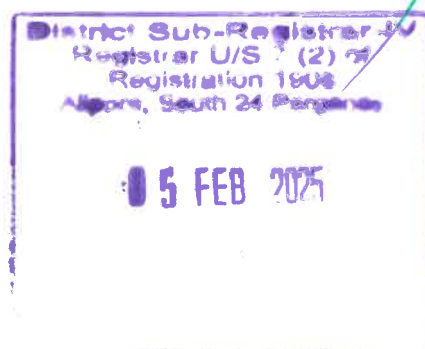
NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

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 ground plus six storied building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises.
- 1A.3 **OWNERS** shall mean and include each of their respective heirs, executors, administrators, legal representatives and assigns.
- 1A.4 **CO – OWNERS** shall mean and include the said **Col. Soumya Priya Mukherjee, Siddharta Mukherjee** and **Dr. Partho Mukherjee** and their respective heirs, executors, administrators, legal representatives and assigns.





- 1A.5 **JOINT OWNERS** shall mean and include the said Owners 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 having building permit No. 2024080098 dated 13th January 2025 duly sanctioned by 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 shall also include all working drawings to be got prepared by the Developer.
- 1A.11 **OWNERS' ALLOCATION** shall mean and include **ALL THAT** the four flats in the said New Building together with space for parking 03 (three) medium sized motor cars in the covered area of the ground floor of the said New Building together with undivided proportionate share in the land comprised in the said





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5 FEB 2025

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 **CO – OWNERS' ALLOCATION** shall mean and include **ALL THAT** the flat and space for parking 01 (one) medium sized motor car in the covered area of the ground floor of the said New Building details thereof are morefully and particularly mentioned and described in **PART – II** of the **THIRD SCHEDULE** hereunder written.

1A.13 **DEVELOPER'S ALLOCATION** shall mean and include all remaining flats on all floors after providing for the Owners' Allocation and the Co – Owners' Allocation together with all remaining areas on the ground floor after providing for the car parking spaces for the Owners and the Co- Owners as herein mentioned 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 – III** of the **THIRD SCHEDULE** hereunder written.

1A.14 **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, lockdown, any order of any government, stoppage of work due to GRAP implementation, 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 Owners, however for any reasons of *Force Majeure* the Owners shall not be liable for any amount.





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1A.15 **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 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.





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Registrar, U/S 7 (2) of
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Alipore, South 24 Parganas

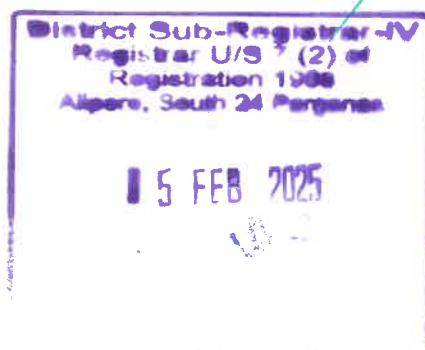
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- 1B.10 The schedules shall have effect and be construed as an integral part of this agreement.
- 1B.11 The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- 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

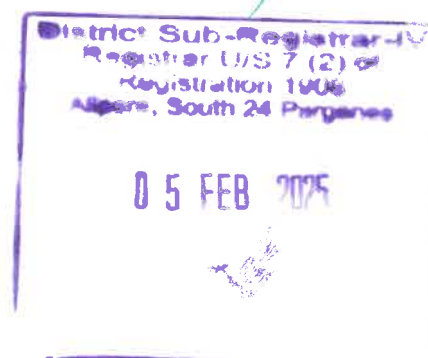
2. At or before the execution of this agreement the Owners have assured and represented to the Developer as follows which has been fully relied upon fully by the Developer and the Developer has entered into this agreement based only upon the representations made by the Owners:
- a) The Joint Owners are 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 lispendens 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.





- 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.
- 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 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.
- l) The Owners are competent enough to enter into this agreement and to carry out their respective 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 Owners has not





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

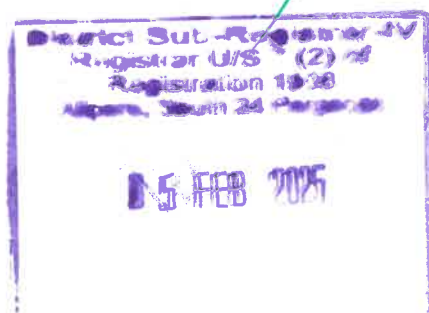
ARTICLE-III-PERMISSION TO CONSTRUCT

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

ARTICLE - IV - PLANS & OTHERS

- 4.1 The Developer has 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. 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 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 Owners in respect of the same.
- 4.2 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.
- 4.3 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.





4.4 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 Owners shall not be required to contribute any amount in this regard.

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

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

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

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 Pursuance to the sanction of the Plan and after having gone through the entire accounts of the Owners based on their respective entitlements including for the additional floors it had been agreed by and between the parties hereto that the Developer would have to make payment of an aggregate non – refundable amount of Rs.80,34,000/= (Rupees Eighty Lakhs and Thirty Four Thousand) only to the Owners be apportioned amongst the Owners herein in the following manner and the payment of the same shall be completed before commencement of construction of the said New Building upon receipt of the possession of the entirety of the said Premises: -

	Rs.
i) Sumita Ganguly	30,55,967/=
ii) Sugita Mukhopadhyay	22,30,967/=
iii) Suparna Chakraborty	7,47,000/=
iv) Madhumita Mukherjee	20,00,066/=

ARTICLE-VII- TIME PERIOD & DELIVERY OF POSSESSION

7.1 The Owners have vacated the said Premises and delivered possession of the portions of the said Premises that were under the occupation and possession of the Owners herein. The Joint Owners may maintain one letterbox at the said Premises and the Developer shall ensure that the same is fixed at the appropriate





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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 The Developer has already issued necessary postdated cheques to the Owners that cover the transit accommodation of the Owners, the Owners do hereby confirm and acknowledge receipt of the same.

7.3 Upon receipt of possession of the entirety of the said Premises the Developer shall at its 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.

7.4 The Owners' Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the building is complete (hereinafter referred to as the **COMPLETION DATE**) and then the said New Building shall be deemed to be complete in all regards and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owners' Allocation.

7.5 The Developer hereby agrees to complete the construction of the building within 36 months from the date of the Developer receiving vacant and peaceful and khas 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 Owners' 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 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 Owners fails and/or neglects to take possession of the Owners'





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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 Owners' Allocation the Owners shall execute and/or cause to execute the deeds of Conveyance or deeds of conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation, at the cost of the Developer or its nominee/s.

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

ARTICLE -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, workmanship and completion of the said New Building shall be final conclusive and binding on the parties.

8.2 The Owners may at his own cost appoint an overseer or supervisor to monitor the construction and such person shall report only to the Owners 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 Owners shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall






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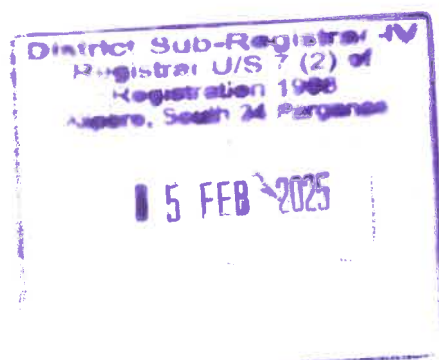
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always keep the Developer indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises.

- 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 Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners 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 Owners 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 Owners' Allocation.
- 9.6 The Owners do hereby as and by way of negative covenants undertake to the Developer:
- a. Not to enter into any agreement for sale, lease, development or otherwise create any third party interest in the said Premises, save and except the Owners' Allocation or any part thereof, without the consent in writing of the Developer. 




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- b. Not to induct any person as a tenant or otherwise into or upon the said Premises. There is no bar on the Owners' Allocation.

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 Owners' Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owners' Allocation is taken or not by the Owners.
- 10.3 The Owners and the Developer shall from the Date of Possession of the Owners' Allocation maintain their respective portions at their own costs in a good and tenantable repair and shall not do or suffer to be done anything in or to the said Premises and/or common areas and passages of the said New Building which may be against law or which will cause obstruction or interference to the user of such common area.
- 10.4 After the said New Building is completed and the Owners' Allocation is delivered the Developer and the Owners shall form an association of the Owners/ occupants of the various flats in the said New Building with such rules and regulations as the Developer shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.
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10.5 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owners the Owners shall not be entitled and hereby agrees not to avail of any of the services.

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

ARTICLE-XI-OBLIGATION OF THE OWNERS

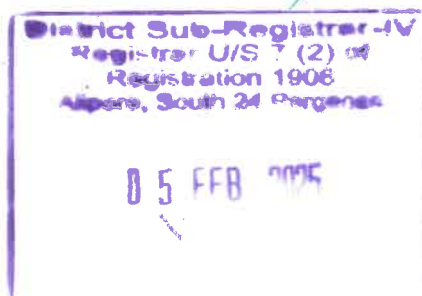
11.1 The Owners shall grant a Power of Attorney in favour of the Developer to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorising the Developer to represent the Owners before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities.

11.2 The Owners shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation.

11.3 The Owners shall also grant a registered power of attorney in favour of the Developer so as to enable the Developer 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 Owners' Allocations from the CESC Ltd. upon completion of the said New Building and the Developer shall render all assistance in this regard.

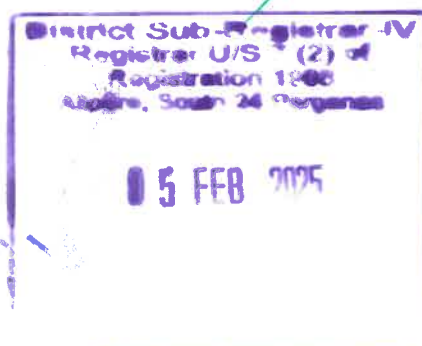




ARTICLE-XII- MUTUAL OBLIGATION

- 12.1 The said Principal Development Agreements now stand superseded and all terms and obligations of the respective parties shall be in accordance with these presents.
- 12.2 This agreement entered into by and between the parties hereto is on principal – to -principal basis.
- 12.3 This agreement constitutes the entire agreement between the parties and revokes all previous discussions, correspondences, understandings, writings and agreement between the parties and/or any two parties hereto and also supersedes the said Principal Development Agreements.
- 12.4 If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute any invalid or unenforceable provision with a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.
- 12.5 The Owners and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said New Building at the said Premises.
- 12.6 The Owners 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.

12.7 The Owners and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of each other's allocation in the said New Building at the said Premises.

12.8 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement or any portion thereof.

12.9 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 36 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 06 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 to the Joint Owners 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 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.





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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.** (i.e. 4295 sq. ft.) be the same a little more or less together with the three storied building and other structures (having an aggregate area of about 9129 sq. ft. i.e. 2913 sq. ft. on the ground floor, 3028 sq. ft. on the first floor, 3028 sq. ft. on the second floor and 160 sq. ft. other structures) 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 having assessee No. 110841500349 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;

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

(Share of the Owners in the said Premises)

ALL THAT undivided 62.50% part and/or share into or upon the said Premises referred to above i.e. land area of 2684.375 sq. ft. and constructed area of about 5705





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sq. ft. i.e. 1821 sq. ft. on the ground floor, 1892 sq. ft. on the first floor, 1892 sq. ft. on the second floor and 100 sq. ft. other structures).

THE SECOND SCHEDULE ABOVE REFERRED TO

(TENANT)

- a. Shila Roy
- b. Rakesh Bhatia
- c. Dilip Kumar Goel

THE THIRD SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)


PART – I OWNERS' ALLOCATION

1. The following: -
 - a) Part of Flat No. 1A on the northern side of the first floor of the said New Building;
 - b) Flat No. 3F on the north-eastern side of the third floor of the said New Building;
 - c) Flat No. 4J on the southern side of the fourth floor of the said New Building;
 - d) Flat No. 2E on the southern side of the second floor of the said New Building;
2. The space for parking three roadworthy medium sized motorcars on the ground floor of the said New Building;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided Proportionate share in the common parts and facilities;

The flats are also shown on the maps or plans annexed hereto and delineated within **BLUE** borders thereon;

PART – II CO – OWNERS' ALLOCATION

1. The Flat No. 5L on the southern side of the fifth floor of the said New Building and also shown on the map or plan annexed hereto and delineated within **GREEN** borders thereon;





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2. The space for parking one roadworthy medium sized motorcar on the ground floor of the said New Building;

PART – II DEVELOPER'S ALLOCATION

1. The following in the said New Building: -

Slr.	Flat No.	Floor	Location
1	1B, 1C & part of 1A	First	South
2	2D	Second	North
3	3G	Third	Western
4	4H	Fourth	North
5	5K	Fifth	South
6	6K	Sixth	North
7	6L	Sixth	South

2. The space for parking four roadworthy medium sized motorcars on the ground floor of the said New Building;
3. Undivided proportionate share in the land comprised in the said Premises;
4. Undivided proportionate share in the common parts and portions to comprise in the said New Building and Premises;

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

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 or similar 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).



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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 reputed 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 ¾ 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 It, One bulb It, 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





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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

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 Owners.

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;





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

SIGNED SEALED AND DELIVERED

by the **OWNERS** at Kolkata

in the presence of :

1) Soumya
SOUMYA MUKHERJEE
130 R.N. Tagore Road
Purbachal, Kolkata-700063

2) Samrat Saha
SAMRAT SAHA
BATANAGAR, KOL-700140

✓ Engita Mukhopadhyay
✓ Sumita Ganguly

✓ Madhumita Mukherjee
✓ Suparna Chakraborty

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata

in the presence of:

1) Soumya
SOUMYA MUKHERJEE
130 R.N. Tagore Road
Purbachal, Kolkata-700063

2) Samrat Saha
SAMRAT SAHA
BATANAGAR, KOL-700140

For Swastic Projects Pvt. Ltd.
Director

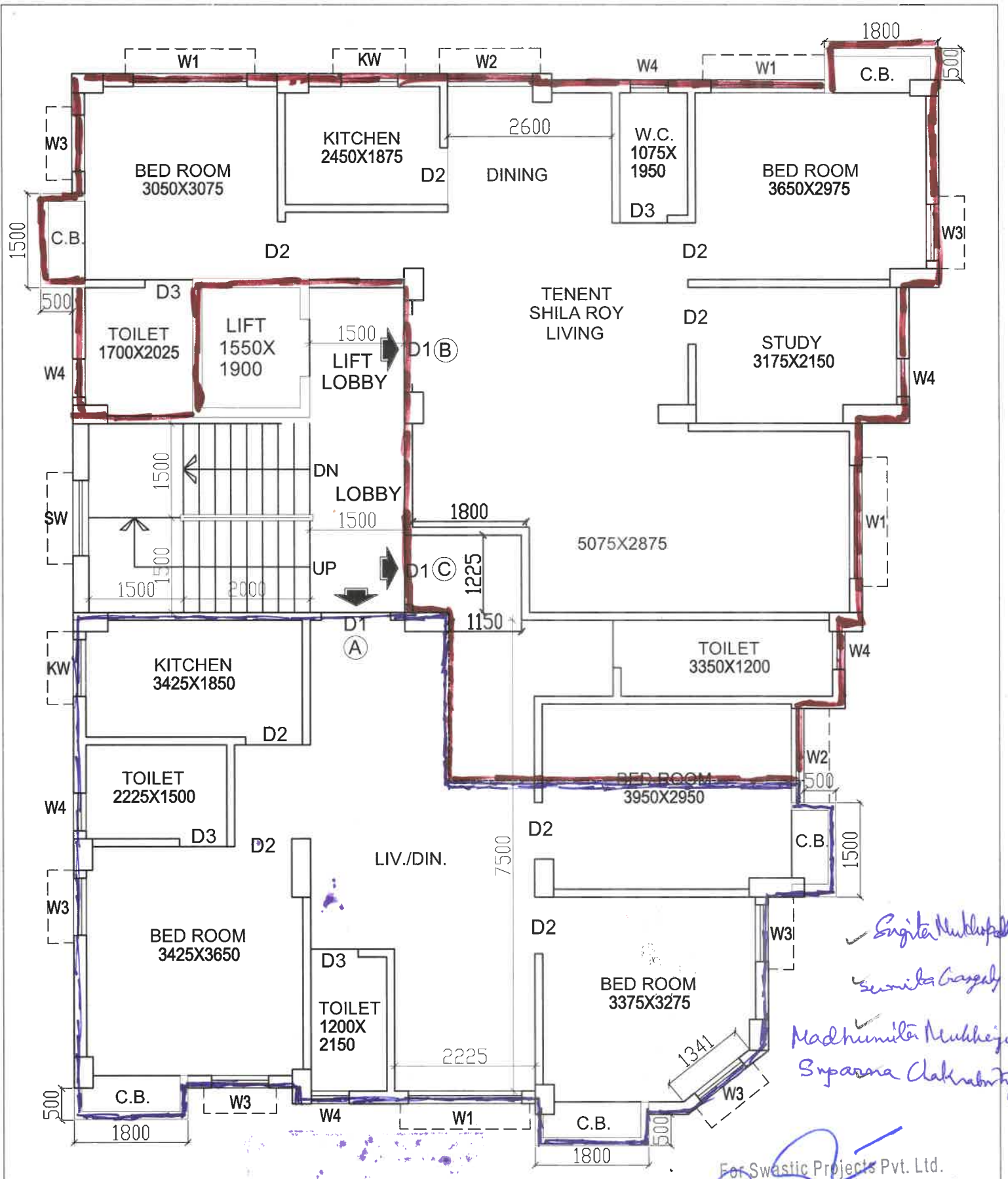
Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
R/873/798/99



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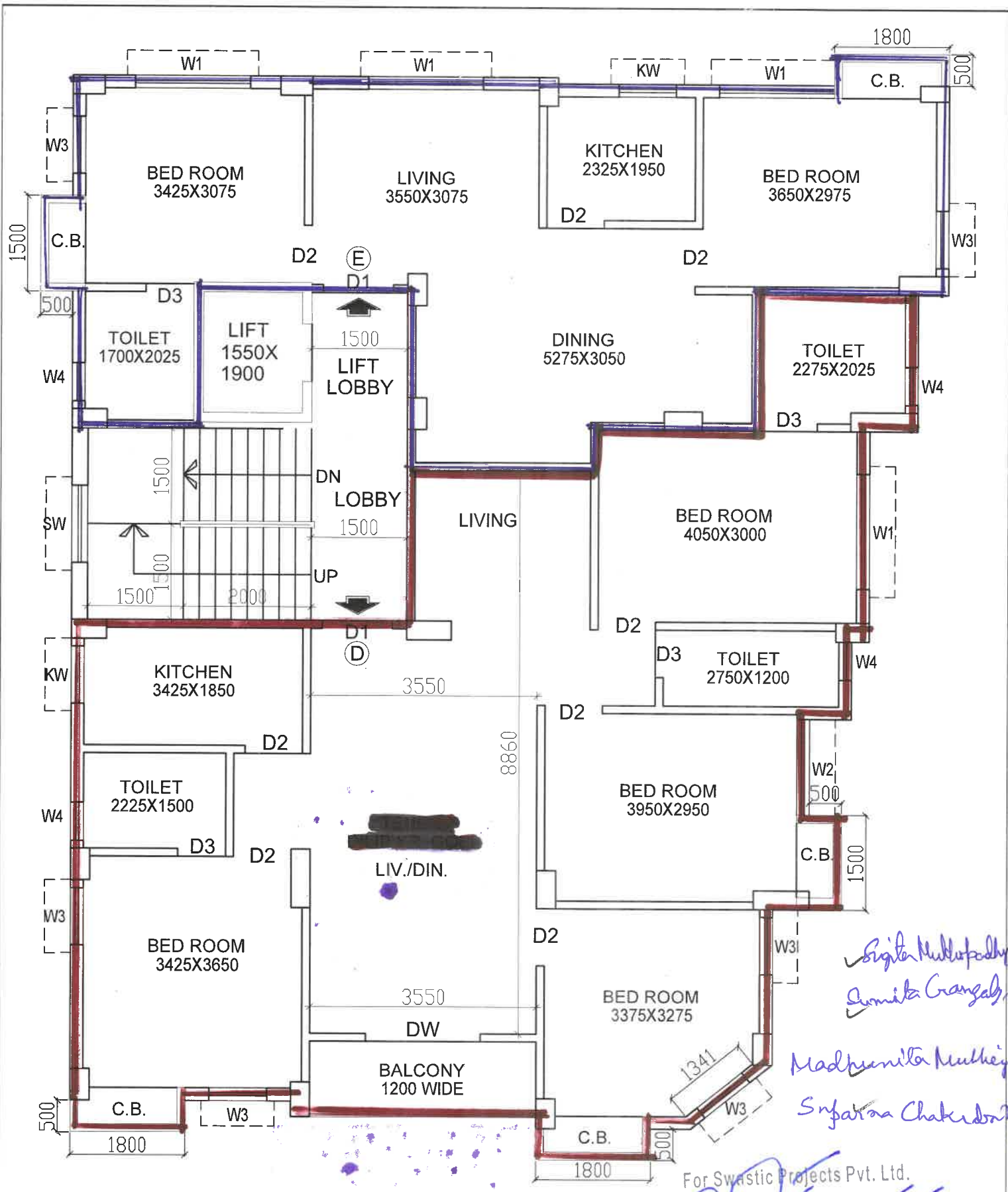
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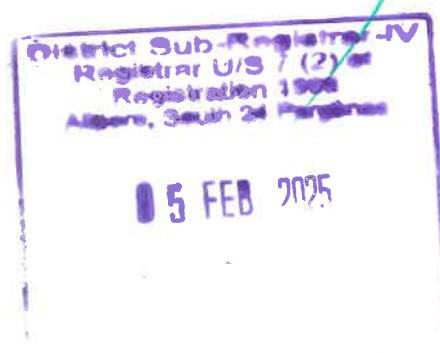
PROPOSED 2ND FLOOR PLAN

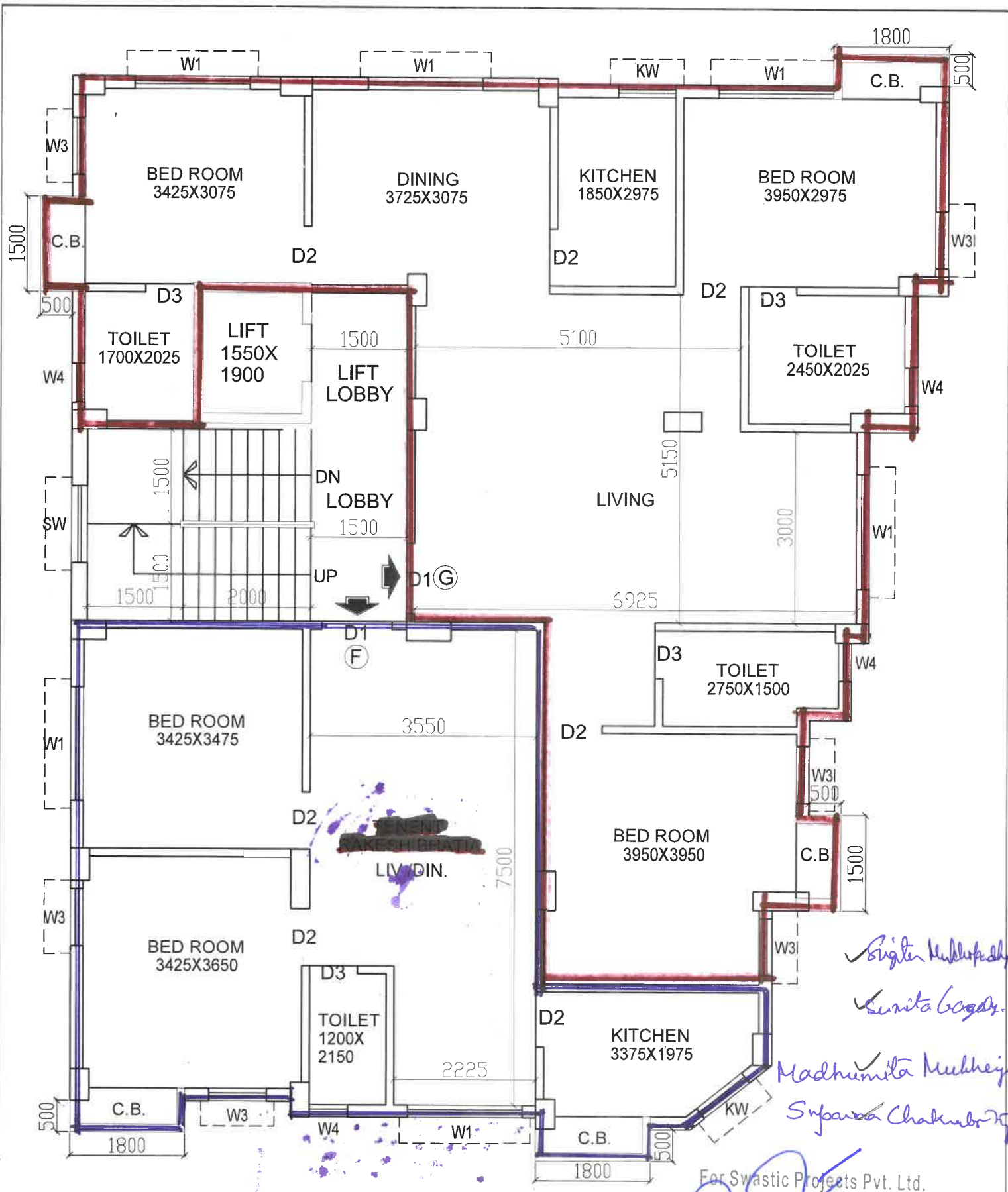
29, PARKSIDE ROAD, KOLKATA - 700 026

For Swastic Projects Pvt. Ltd.

Director







PROPOSED 3RD FLOOR PLAN

29, PARKSIDE ROAD, KOLKATA - 700 026

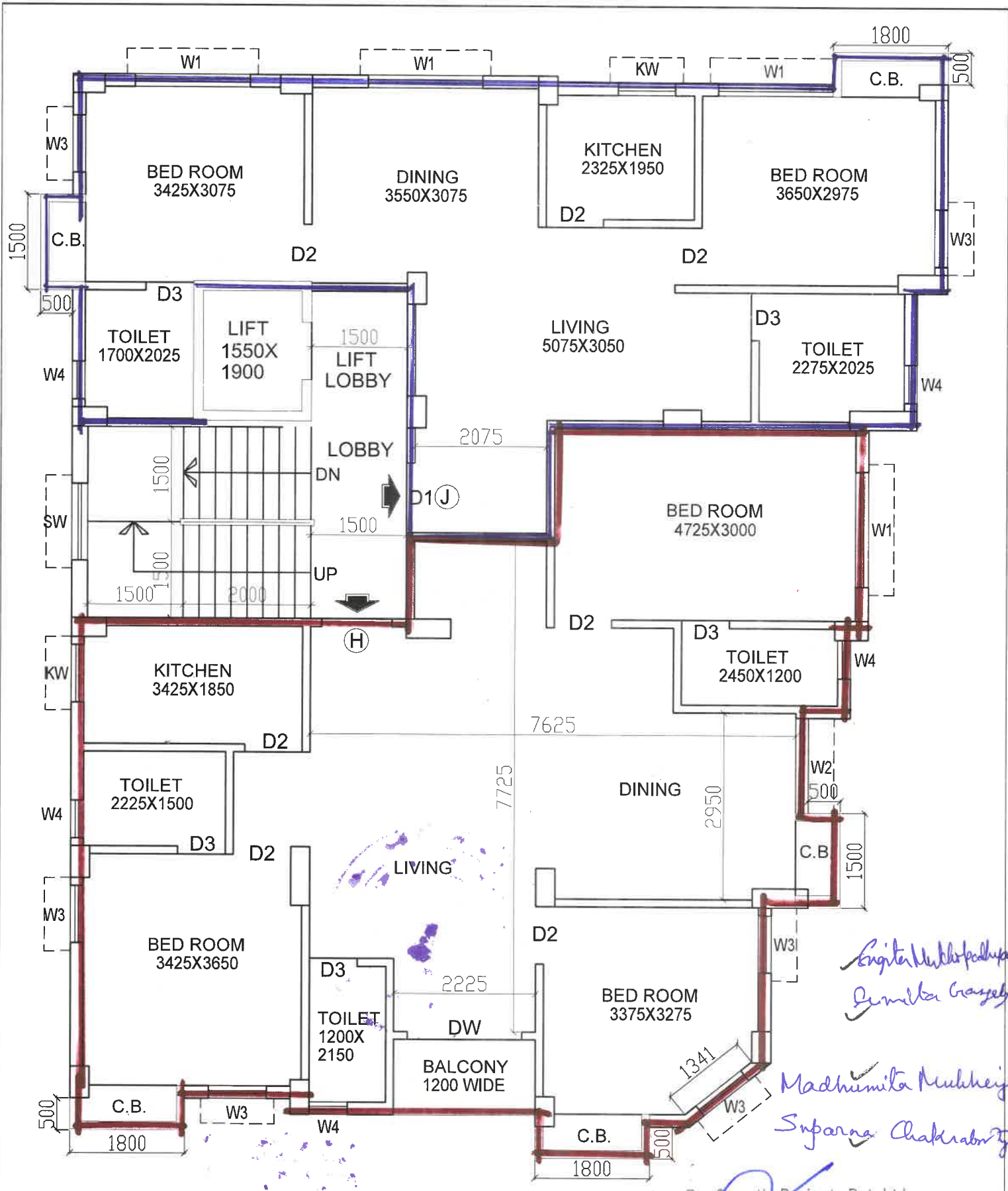
Director





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PROPOSED 4TH FLOOR PLAN
29, PARKSIDE ROAD, KOLKATA - 700 026

For Swastik Projects Pvt. Ltd.

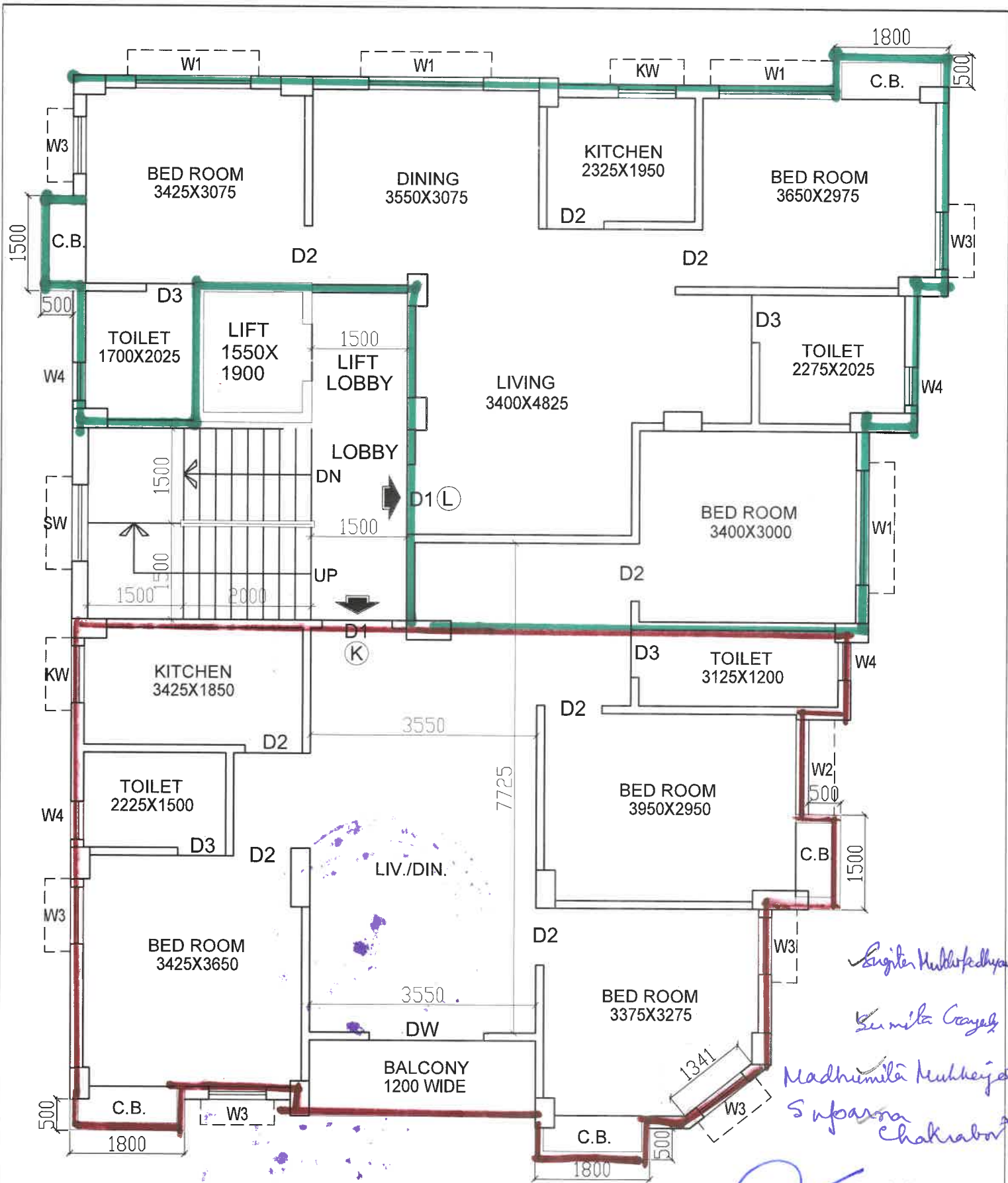
Signature: [Handwritten Signature]
 Director





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SPECIMEN FORM FOR TEN FINGERPRINTS



Suparna Chakraborty

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

PHOTO

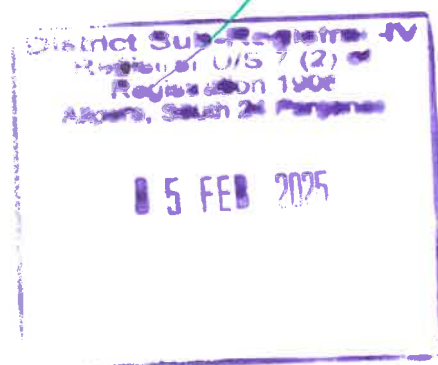
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

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

PHOTO

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



SPECIMEN FORM FOR TEN FINGERPRINTS



Madhumita Mukherjee

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



Sumita Ganguly

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



Supriya Mukhopadhyay

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



G. S. K.

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

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Algeria, South 2nd Partition
5 FEB 2025



Premises No.	Character of Premises	Name and address of the recorded Owner/Lessee/Sub-Lessee/Person liable to pay Consolidated Rate.	Date of issue of return u/s 181(1) or (2) to the owner or occupier	Date of receipt of return from the Owner with rent and other information if any.	Date of receipt of return from the Occupier with rent & other information if any.	Area in Sq. Metre
1	2	3	4	5	6	7
29	IV DH + Office	Smt. Sumita Ganguly, Suchipriya Mukherjee Suparna Chakraborty, Soumapriya Mukherjee Nilima Banerjee, Sumita Mukhopadhyay Madhumita Mukherjee				

Details of last assessment: 11-084-15-0034-9

8/2001

21600/-

NR 5401-

A.O. & dt. 08/05/02.

Land Area - 1.05K - 15ch - 20ft

(As per deed No. 1144 dt. 11/01/1987 & regd. boundary declaration dt. 16/05/19)

Proposal for Revaluation due to increase in rent w.e.f 1/2012 u/s 180(2)(ii) of the KMC Act 1980 duly approved by D.A.C. dt. 30/06/23.

29	IV DH + Office	Smt. Sumita Ganguly and others. In the pre, Kol-26				
----	-------------------	---	--	--	--	--

Details of last assessment: 11-084-15-0034-9

Seen and understood the detail of Assessment and there is no objection against the proposed annual value and therefore the Annual Value of Rs. 109940/- is accepted

N.R.A.V. No. = 356401 - Ganesh Narayan

R.O. / A.R. 11/07/23

PAN / EPIC / AADHAR No. 22896536998

R/O = 208635555883

01/07/23
15/07/23

Residential & Non-Residential uses should be grouped separately.

Particulars of Revised Assessment	Monthly Rent	As decided by Officer
Accommodation and Name of Occupier	Supported by document	
Floor area		
Storey & Location		

Non-Residential
100 ft² - 1st (Office)
3rd kit (Passage) + 0.5th (Kitchen) + 0.5th (Bath)
Dip Kumar Gell. Rent - 2300/-

(As per agreement dt. 27/03/2021)

1	900 ft ²	2 nd ver + kit + BP + 1 st ver	Residential
1	1400 ft ²	Smt. Shila Roy (w/o late Sachin Roy)	
1	200 ft ²	2 nd + kit + BP + ver - Rakesh Bhattacha	
1	200 ft ²	2 nd + 1 st (RM) + kit + BP + ver + Porch	
1	1400 ft ²	5 th + 2 nd + 2 nd BP + 2 nd ver - Owner	
1	2700 ft ²	8 th + 2 nd + 3 rd BP + 2 nd	
1	160 ft ²	Study room + BP	

Total RR - 10,81,09,940/-

Calculation
10180 x 10.8 = 1,09,940/-
(1/07/23)

(As per agreement dt. 27/03/2021)

1	900 ft ²	2 nd ver + kit + BP + 1 st ver	Residential
1	1400 ft ²	Smt. Shila Roy (w/o late Sachin Roy)	
1	200 ft ²	2 nd + kit + BP + ver - Rakesh Bhattacha	
1	200 ft ²	2 nd + 1 st (RM) + kit + BP + ver + Porch	
1	1400 ft ²	5 th + 2 nd + 2 nd BP + 2 nd ver - Owner	
1	2700 ft ²	8 th + 2 nd + 3 rd BP + 2 nd	
1	160 ft ²	Study room + BP	

Total RR - 10,81,09,940/-

Certified copy of Inspection Book w.e.f 1/2007 in respect of No. 29, Park Side Road A/c. 11-084-15-0034-9 issued vide misc cash receipt no 6332087 dt. 06.07.2023.

06.07.2023
Assistant Assessor Collector (S)
Div - XXXA-B



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



192024250383554448

GRN Details

GRN: 192024250383554448 Payment Mode: SBI Epay
GRN Date: 30/01/2025 18:58:53 Bank/Gateway: SBIPay Payment Gateway
BRN : 7337187154225 BRN Date: 30/01/2025 18:59:29
Gateway Ref ID: 104349281 Method: State Bank of India WIBMO PG CC
GRIPS Payment ID: 300120252038355443 Payment Init. Date: 30/01/2025 18:58:53
Payment Status: Successful Payment Ref. No: 2000292554/1/2025
[Query No/*(Query Year)]

Depositor Details

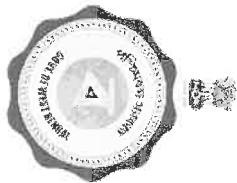
Depositor's Name: Mr VIVEK RUIA
Address: 21/2 BALLYGUNGE PLACE, KOLKATA 700019
Mobile: 9831312355
Period From (dd/mm/yyyy): 30/01/2025
Period To (dd/mm/yyyy): 30/01/2025
Payment Ref ID: 2000292554/1/2025
Dept Ref ID/DRN: 2000292554/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000292554/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	39970
2	2000292554/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	21

Total 39991

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY ONE ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



300120252038355443

GRIPS Payment Detail

GRIPS Payment ID:	300120252038355443	Payment Init. Date:	30/01/2025 18:58:53
Total Amount:	39991	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7337187154225	BRN Date:	30/01/2025 18:59:29
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr VIVEK RUIA
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250383554448	Directorate of Registration & Stamp Revenue	39991

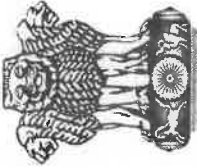
Total

39991

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY ONE ONLY.

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





सत्यमेव जयते

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

Query No / Year	2000292554/2025	Office where deed will be registered
Query Date	29/01/2025 5:30:46 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
	Rs. 2,67,77,984/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Park Side Road, , Premises No: 29, , Ward No: 084, P/in Code : 700026

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2684.38 Sq Ft		2,42,33,977/-	Property is on Road
Grand Total :				6.1517Dec	0 /-	242,33,977 /-	



Query No: 2000292554 of 2025, Printed On : Jan 29 2025 5:30PM, Generated from wbregistration.gov.in

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5705 Sq Ft.	0/-	25,44,007/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1821 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1892 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1892 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5705 sq ft	0/-	25,44,007 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Sugita Mukhopadhyay Wife of Mr. Shyamal Shankar Mukhopadhyay,City:- , P.O:- Doranda, P.S:-DORANDA, District:-Ranchi, Jharkhand, India, PIN:- 834002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. atxxxxxx8j, Aadhaar No.: 49xxxxxxxx0766,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Sumita Ganguly Wife of Mr. Raja Ram Ganguly,City:- South Dum Dum, P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. axxxxxx8b, Aadhaar No.: 87xxxxxxxx1552,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Suparna Chakraborty Wife of Mr. Ashish Kumar Chakraborty,City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. adxxxxx4p, Aadhaar No.: 53xxxxxxxx7721,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Ms Madhumita Mukherjee Daughter of Late Swapan Mukherjee,City:- Kolkata, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. atxxxxxx5m, Aadhaar No.: 24xxxxxxxx7290,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Swastic Projects Pvt Ltd (Private Limited Company) City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporate:XX-XX-1XX3, PAN No. aaxxxxx5e, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Satwic Vivek Ruia Son of Mr Vivek RuiaCity:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. bxxxxx2m , Aadhaar No.: 37xxxxxxx5326	Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name & address
Mr Saumya Mukherjee Son of Mr Ranjit Mukherjee City:- Kolkata, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs Sugita Mukhopadhyay, Mrs Sumita Ganguly, Mrs Suparna Chakraborty, Ms Madhumita Mukherjee, Mr Satwic Vivek Ruia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sugita Mukhopadhyay	Swastic Projects Pvt Ltd-1.64066 Dec
2	Mrs Sumita Ganguly	Swastic Projects Pvt Ltd-1.64004 Dec
3	Mrs Suparna Chakraborty	Swastic Projects Pvt Ltd-1.23034 Dec
4	Ms Madhumita Mukherjee	Swastic Projects Pvt Ltd-1.64066 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sugita Mukhopadhyay	Swastic Projects Pvt Ltd-1521.52 Sq Ft
2	Mrs Sumita Ganguly	Swastic Projects Pvt Ltd-1520.95 Sq Ft
3	Mrs Suparna Chakraborty	Swastic Projects Pvt Ltd-1141 Sq Ft
4	Ms Madhumita Mukherjee	Swastic Projects Pvt Ltd-1521.52 Sq Ft



Query No: 2000292554 of 2025, Printed On : Jan 29 2025 5:30PM, Generated from wbregistration.gov.in

Owner and Land or Building Details as received from KMC :				
Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110841500349 Premises No. : 29 Ward No. : 084 Street Name : PARKSIDE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT SUMITA GANGULY, SUDHIPRIYA MUKHERJEE,, SUPARNA CHAKRABORTY, SOMAPRIYA MUKHERJEE,, SUGITA MUKHOPADHYAY,, MADHUMITA MUKHERJEE Owner Address : 29,PARKSIDE ROAD , KOLKATA- 26 Pin No. : 700026	Character of Premises: Total Area of Land: 05 Cottah, 15 Chatak, 20 SqFeet,

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 28-02-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 28-02-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLRO 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. ALIPORE, 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



Major Information of the Deed

Deed No :	I-1604-01089/2025	Date of Registration	05/02/2025
Query No / Year	1604-2000292554/2025	Office where deed is registered	
Query Date	29/01/2025 5:30:46 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 2,67,77,984/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 53/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




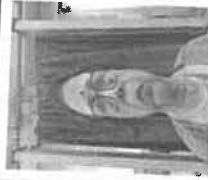


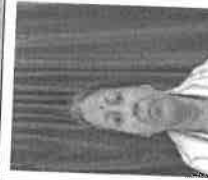


District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Park Side Road, , Premises No: 29, , Ward No: 084 Pin Code : 700026



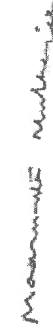
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2684.38 Sq Ft		2,42,33,977/-	Property is on Road
Grand Total :				6.1517Dec	0 /-	242,33,977 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5705 Sq Ft.	0/-	25,44,007/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1821 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1892 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1892 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5705 sq ft	0 /-	25,44,007 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Sugita Mukhopadhyay Wife of Mr Shyamal Shankar Mukhopadhyay Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	 05/02/2025	 Captured LT 05/02/2025	
	City:- , P.O:- Doranda, P.S:-DORANDA, District:-Ranchi, Jharkhand, India, PIN:- 834002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: atxxxxx8j, Aadhaar No: 49xxxxxxxx0766, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office			
2	Mrs Sumita Ganguly Wife of Mr Raja Ram Ganguly Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	 05/02/2025	 Captured LT 05/02/2025	
	City:- South Dum Dum, P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: axxxxxx8b, Aadhaar No: 87xxxxxxxx1552, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office			
3	Mrs Suparna Chakraborty Wife of Mr Ashish Kumar Chakraborty Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	 05/02/2025	 Captured LT 05/02/2025	
	City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: adxxxxx4p, Aadhaar No: 53xxxxxxxx7721, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office			

4	Name Ms Madhumita Mukherjee Daughter of Late Swapan Mukherjee Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	Photo  05/02/2025	Finger Print  Captured LT 05/02/2025	Signature 
	City:- Kolkata, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: atxxxxx5m, Aadhaar No: 24xxxxxxx7290, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX3 , PAN No.:: aaxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia Date of Execution - 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025, Place of Admission of Execution: Office Feb 5 2025 3:20PM LT 05/02/2025
	City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: bixxxxx2m, Aadhaar No: 37xxxxxxx5326 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Saumya Mukherjee Son of Mr Ranjit Mukherjee City:- Kolkata, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063		 Captured	
	05/02/2025	05/02/2025	05/02/2025

Identifier Of Mrs Sugita Mukhopadhyay, Mrs Sumita Ganguly, Mrs Suparna Chakraborty, Ms Madhumita Mukherjee, Mr Satwic Vivek Ruia

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sugita Mukhopadhyay	Swastic Projects Pvt Ltd-1.64066 Dec
2	Mrs Sumita Ganguly	Swastic Projects Pvt Ltd-1.64004 Dec
3	Mrs Suparna Chakraborty	Swastic Projects Pvt Ltd-1.23034 Dec
4	Ms Madhumita Mukherjee	Swastic Projects Pvt Ltd-1.64066 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sugita Mukhopadhyay	Swastic Projects Pvt Ltd-1521.523500000 Sq Ft
2	Mrs Sumita Ganguly	Swastic Projects Pvt Ltd-1520.953000000 Sq Ft
3	Mrs Suparna Chakraborty	Swastic Projects Pvt Ltd-1141.000000000 Sq Ft
4	Ms Madhumita Mukherjee	Swastic Projects Pvt Ltd-1521.523500000 Sq Ft

Endorsement For Deed Number : I - 160401089 / 2025

On 05-02-2025

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

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

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

Presented for registration at 12:54 hrs on 05-02-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Satwic Vivek Ruia .,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,67,77,984/-

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

Execution is admitted on 05/02/2025 by 1. Mrs Sugita Mukhopadhyay, Wife of Mr Shyamal Shankar Mukhopadhyay, P.O: Doranda, Thana: DORANDA, , Ranchi, JHARKHAND, India, PIN - 834002, by caste Hindu, by Profession House wife, 2. Mrs Sumita Ganguly, Wife of Mr Raja Ram Ganguly, P.O: Sreebhumii, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 3. Mrs Suparna Chakraborty, Wife of Mr Ashish Kumar Chakraborty, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession House wife, 4. Ms Madhumita Mukherjee, Daughter of Late Swapan Mukherjee, P.O: Kalighat, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service Indetified by Mr Saumya Mukherjee, , , Son of Mr Ranjit Mukherjee, P.O: Thakurpukur, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Service

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

Execution is admitted on 05-02-2025 by Mr Satwic Vivek Ruia, Director, Swastic Projects Pvt Ltd (Private Limited Company), City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2025 6:59PM with Govt. Ref. No: 192024250383554448 on 30-01-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 7337187154225 on 30-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 39,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 114395, Amount: Rs.50.00/-, Date of Purchase: 13/08/2024, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2025 6:59PM with Govt. Ref. No: 192024250383554448 on 30-01-2025, Amount Rs: 39,970/-, Bank: SBI EPay (SBIEPay), Ref. No. 7337187154225 on 30-01-2025, 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 1604-2025, Page from 38780 to 38827
being No 160401089 for the year 2025.



(Anupam)

Digitally signed by Anupam Halder
Date: 2025.02.12 15:43:13 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 12/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.