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1984

# ABOUT US

Swastic Group began its journey in real estate in the year 1984 under the leadership of Mr. Sheo Kumar Ruia, to respond to the growing need for quality housing in Kolkata. Having established a successful business in the city of Kolkata, the company extended its reach to the New Delhi market in the year 2011. Over the course of its operations, Swastic Group has firmly established itself as one of the leading and most successful developers of real estate in its city. The company has achieved a remarkable track record by delivering 97% of its projects on time. The company has carved out a niche for itself by specialising in Joint Ventures or Collaboration deals with the landowners in the heart of the city, which is a sign of utmost trust bestowed upon it by the people the company deals with.



**200+**

Completed Projects



**24**

Upcoming Projects



**37**

Years of Experience



**2000+**

Happy Families

At Swastic we are committed to improving the quality of life of the people we serve. Our practice of giving back to the society through our wealth of experience evokes trust amongst consumers and employees alike.

We don't deliver housing, we deliver dreams.

# OUR FORTE

We at Swastic Group specialise in undertaking projects in the prime residential localities of the city. The trust bestowed upon us by our clients is largely due to our immense presence and our forte of developing in the heart of the city we operate in, which we believe is a completely different challenge compared to developing in the outskirts of the city. We have a sense of what our clients want and that is significantly reflected in our project conceptualisation. Living in the hustle bustle of one of the major cities of the country we believe in offering maximum exposure to the environment yet retaining the sense of disconnect from the unwanted elements of human activity. This is achieved through maximising cross ventilation and paying extreme importance to the role the directions of a compass have on our well-being.





# A FEW OF OUR PROJECTS







## OUR DISCUSSIONS SO FAR

Swastic had been introduced to one of the Landladies of the above Premises, by the Landlord of a Site being developed at the very next Plot where the said Landlady has been offered a Transit Accommodation by the Developer of their Ancestral Property. Having met the Landlady, together with her cousin, being another Shareholder in the Joint Venture currently in subsistence, Swastic was requested to take the Project over and was handed over a set of photocopied Documents to peruse and revert.

Swastic on a later meeting with the Landladies pointed out that as the current Developer is coincidentally an earlier acquaintance, it would be improper to get involved as long as the Project is not released from the subsisting Joint Venture. Swastic was nominated by the Landladies thereafter, with the knowledge and consent of other Joint Owners of the Ancestral Property to approach the Developer with whom the current Joint Venture Agreement is in subsistence since 2014.

There were several meetings between Swastic and the Developer to explore the possibilities of a potential alliance of convenience, as it was made evident there was no scope for Swastic to step in as the Developer never contemplated stepping aside. Protracted commercial discussions between Swastic and the Developer envisaged this Project can only turn viable for the Alliance if already incurred and prospective Investments are secured by the projected sale proceeds of at least 22 Flats, if not 24.

The Landladies prompted Swastic to propose a Tripartite Meeting with the current Developers to which there was immediate positive response. Together with the senior most Landlady, the Tripartite Meeting was held in very congenial atmosphere. In the Tripartite Meeting, the necessity of an immediate decision on part of all Owners was highlighted and appreciated in order to avail of the windfall in current Sanctioned Plan for Ground Plus Eighteen Tower, despite various serious limitations. The fact that the validity of the Plan expires in just Sixteen Months from now makes it all the more urgent to immediately commence Piling and Construction of the Super Structure at least, if the Project were not to lose out on the benefits of earlier rules.

Swastic has meanwhile conducted a fresh Joint Survey of the Plot together with the Developer, in presence of the Landlady only last week, and the Survey Report has been made available that may pave the way for commencement of Piling Work soon. It has been noted with a sense of alarm that Fresh Sanction or its Extension to be sought might reduce the height of the Tower to Ground Plus Twelve Structure with 24 Flats altogether, as Fire Clearance with less than 6 Metre Entrance is an impossibility.

Consensus amongst the respected Landladies and the Developer to take Swastic on board to start the Project this month itself could only be possible if Documents which need modification or fresh execution is taken up without further delay on either side. Swastic promises to execute the entire Construction work within 36 Months from the day the above Site is handed over, following requisite Documentation duly executed, and hand over 14 Flats complete in every respect to the Landladies for occupation or sale.

Swastic assures each Flat could be sold for a Crore or more and in order to attract such high income buyers, amenities like Community Hall, Entrance Lobby, Indoor Games, Party Spaces, Landscaped Area & Water Features may be incorporated. Cost of putting such Amenities in place, without which Flats would be difficult to sell in the current market, are to be entirely borne by the Developers to turn this into a Top End Project.

Swastic has been assured by the current Developer of every cooperation needed from their side, and their substantial investment, together with interest and profit, to be shared between the Alliance from the Sale Proceeds of the remaining 22 Flats.

Swastic has its own stellar reputation, built since 1984, to live up to while meeting high expectations of discerning Buyers and Landladies alike all in their undertaken Projects. This would hold a pride of place in upmarket South Calcutta firmament.



# OUR PROPOSAL FOR YOUR SITE

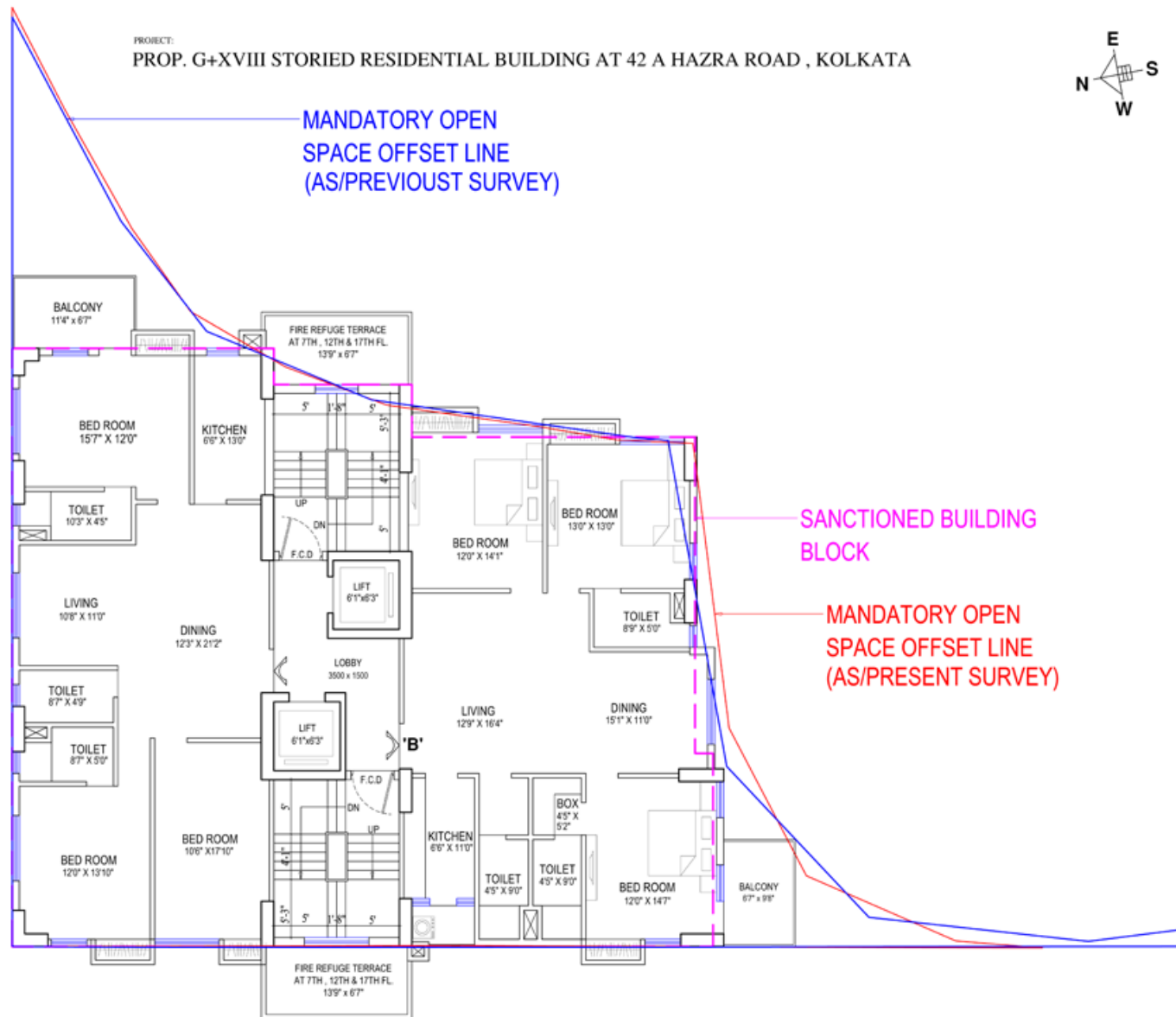
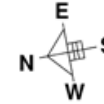
We refer to the protracted discussions we have had with all of you on several occasions, and in reference thereto we place our proposal for development of the property as follows: -

- The proposed new building shall be constructed and completed within a time period of **36 MONTHS** from the date of signing and registration of the agreement amongst us;
- The proposed building shall be a **G + 18 BUILDING** having 2 flats per floor, as currently sanctioned;
- Out of the total 36 flats in the proposed building, the owners shall collectively be entitled to 14 flats;
- We shall complete the new building using the specifications as mentioned in the previous development agreement between the owners and the existing developer and shall also comply with all terms of the agreement as hereinbefore mentioned.
- All outgoing so as to include KMC taxes, cost of transit accommodation of owners, renewal of plan shall be paid and borne by us;
- As part of the alliance Swastic Group and the existing developer (Mr. Sen) shall be jointly developing the project in consultation and guidance of each other and all terms of the agreement shall be adhered to;
- We shall comply with all statutory requirements as are necessary for execution of the project;



# CHANGES AS PER NEW SURVEY

PROJECT:  
PROP. G+XVIII STORIED RESIDENTIAL BUILDING AT 42 A HAZRA ROAD , KOLKATA



# GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN





# ROOF PLAN



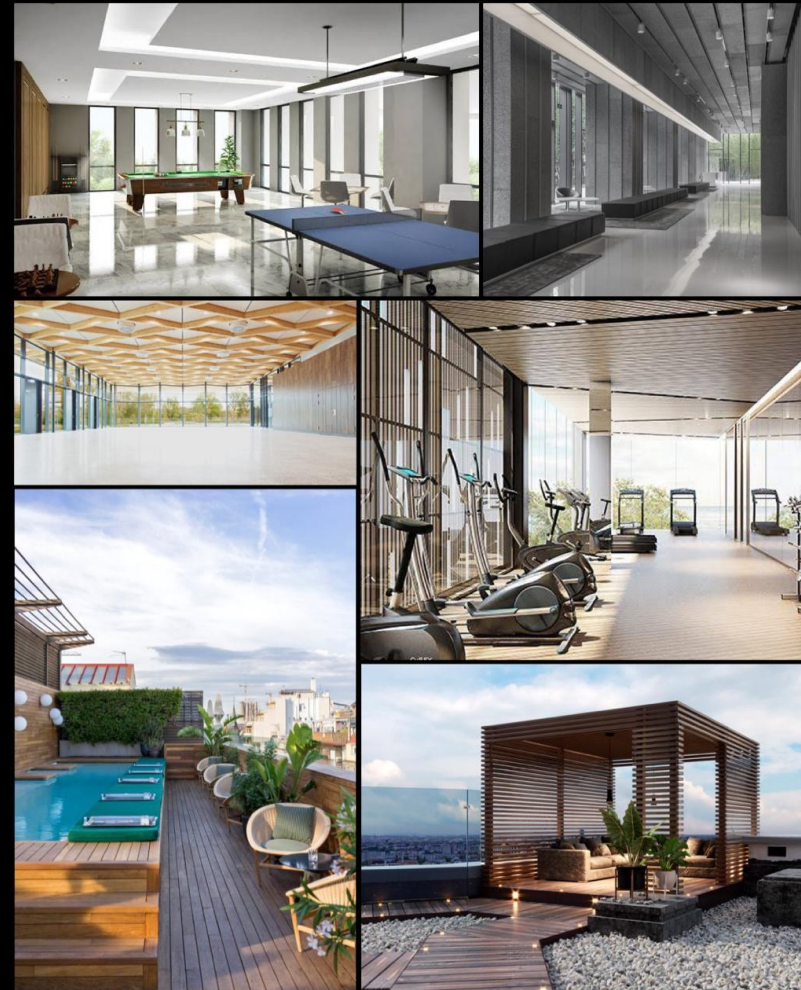
# ELEVATION





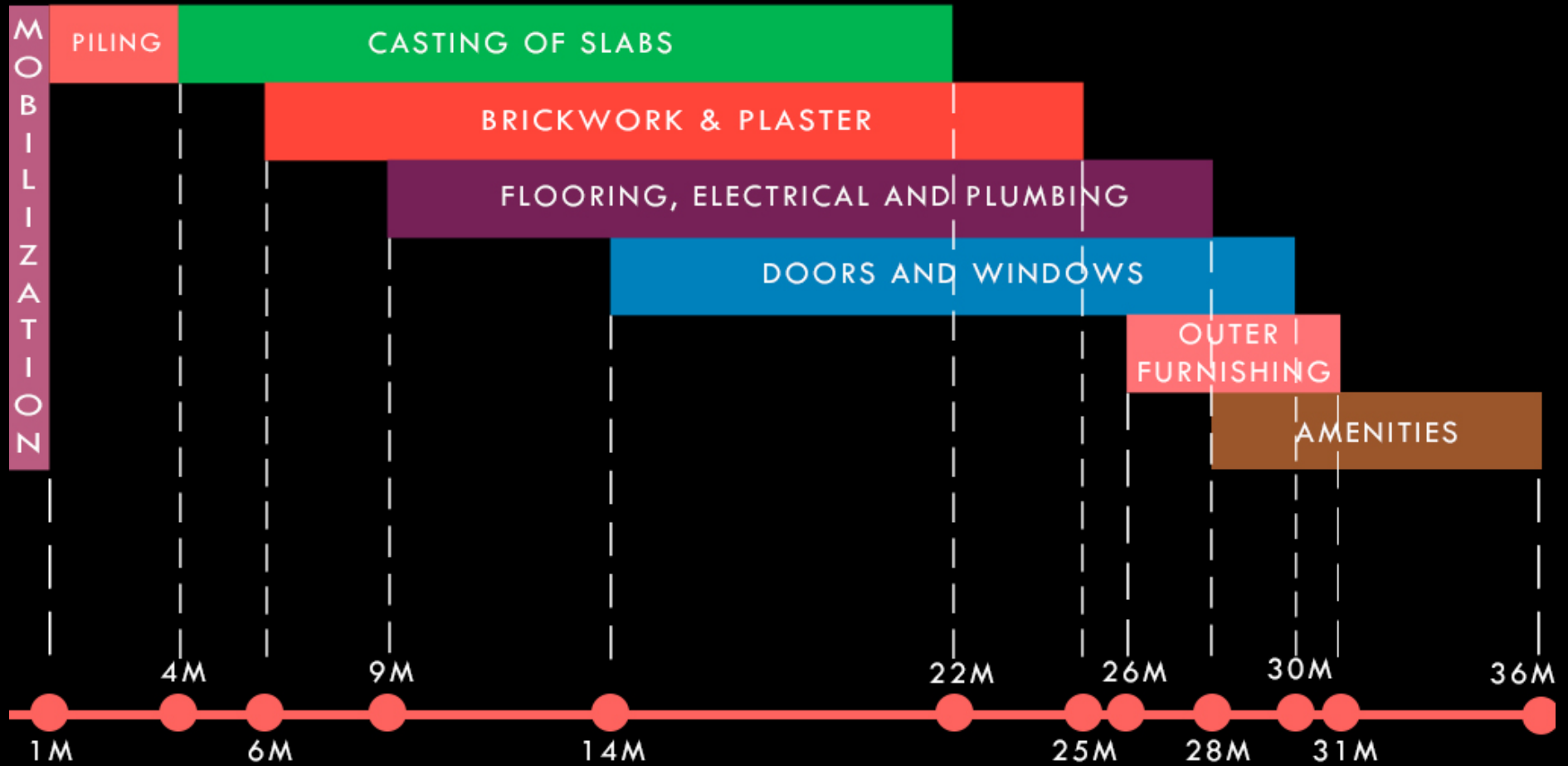
# FEATURES & AMENITIES

- Fitness Centre with state of the art equipment
- Large Community Hall for your gatherings
- Beautiful Landscaping with Bio-walls
- Walking track at 200 ft above the ground
- Air-Conditioned Lobby
- Indoor Games Room
- Auto Filtration Swimming Pool
- Outdoor BBQ station with hangout spot
- A large outdoor deck in each flat
- Water – saving CP and Sanitary Fittings
- Solar Panel infrastructure for common area lighting
- Fire Fighting and Safety compliance
- Earthquake resistant structure
- Designer Main gate with dedicated Security room
- CCTV monitored complex





# CONSTRUCTION SCHEDULE

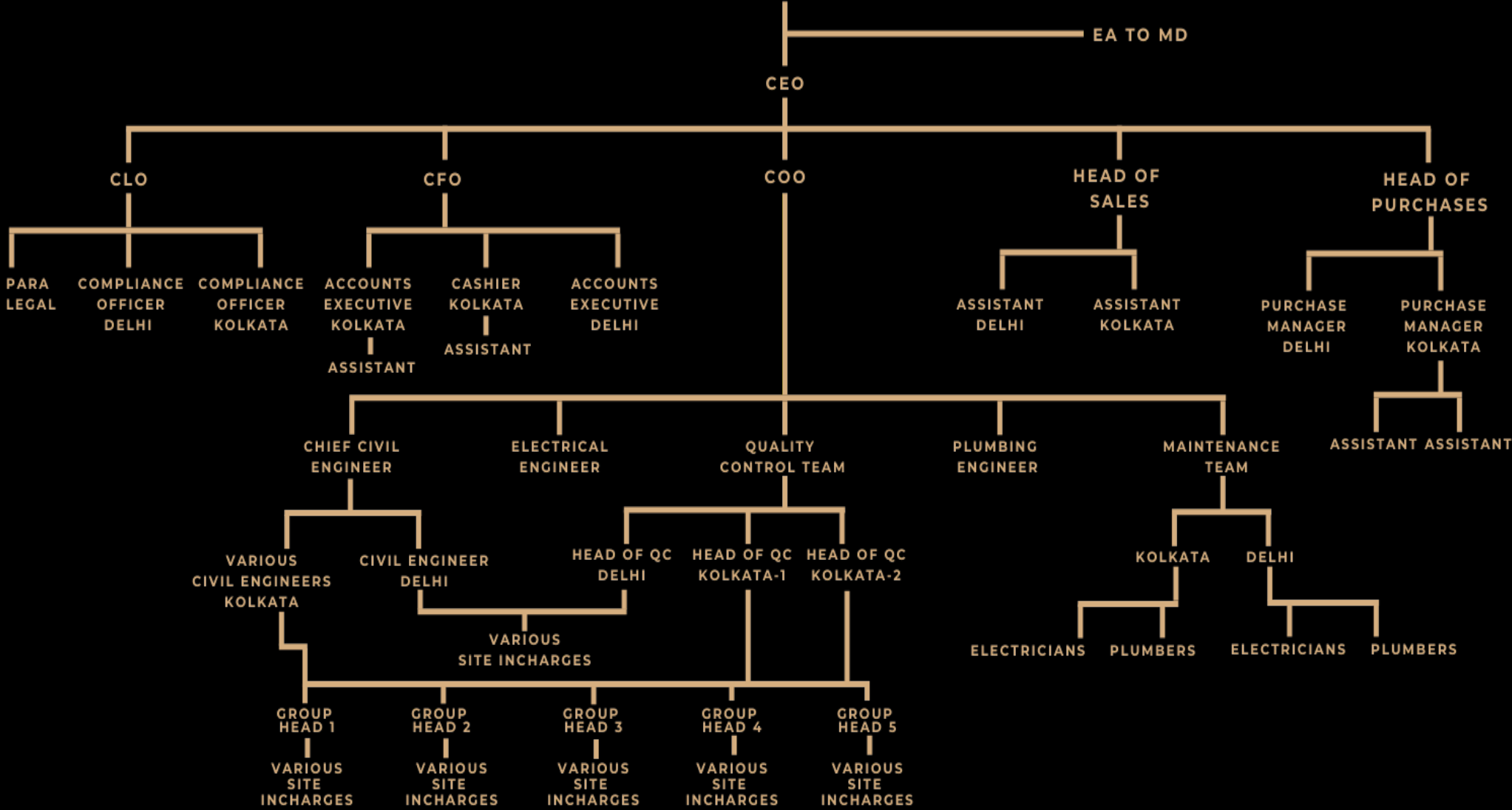


## FEW OF OUR ESTEEMED CLIENTS

- Bharat Sevashram
- Sanlaap
- Mr. A.K Dutt (Ex-MP)
- Mr. S.P Sengupta, Ex CCIT - I, West Bengal
- Mr. R.K Mohanty, IPS
- Mr. Biswanath Dutta, Ex- President, BCCI
- Lt. Gen. J.R.Mukherjee
- Dr. Kalyan Mukherjee, Orthopedic Surgeon
- Dr. Sudeep Chakraborty, Gynecologist
- Dr. Santosh Agarwal, Paediatrician
- Dr. Ranjit Chakraborty, Gynecologist
- Dr. Pinaki Banerjee, General Surgeon
- Coir Board of India
- Bank of Baroda
- Indian Overseas Bank
- Fabindia
- Lifestyle Store
- Dr. Nihar, Munshi Eye Hospital
- Dr. Sanjay De Bakshi, Gastroenterologist
- Dr. Anupam Golash, Plastic Surgeon
- Dr. Tapas Sinha, Smile & Profile, Dental Clinic
- Mr. Prabhunath Chowdhury, Eminent Business
- Dr. Dibyendu Mazumdar, President, Dental Council of India
- Dr. Arijit Roychowdhury, General Medicine
- Baidyanath India
- Mr. Sabyasachi Talukdar, Media Personality
- Dr. Sandipan Dhar, Dermatologist
- Dr. Saumitra Banerjee, MD Practicing in UK
- Mr. Subrata Dutta, Sports Administrator
- Mr. Derek O' Brien, Television Personality
- Dr. A Samuel Raj, Educationist
- Mr. Sabyasachi Sen, Advocate
- Mr. Samar Banaerjee (Badru), Olympian
- Mr. Victor Banaerjee, Theatre & Film Personality
- Mr. Prosenjit Chatterjee, Film Personality
- Ms. Indrani Halder, Film Personality
- Mr. Ashish Mitra, Designer Consultant
- Mr. Mukund V. Kulkarni, Eminent Exporter
- Dr. Suvadip Chatterjee, Oncologist
- Dr. Bibhas Ranjan Kundu, Urologist
- Rupayan Jewellers
- Dr. B.K. Manocha, Pediatrician
- Mr. Vivek Jhunjhunwala, Partner, Khaitan & Co.
- Dr. Raj Kalyan Gopal Krishnan
- Mr. Sunil Agarwal, Educationist
- Steadmed, Medicine Facility
- Anjali Jewellers
- Ms. Ankhi Mukherjee
- Dr. Indrani Lodh, Urvaraa IVF
- Usha Uthup
- Mr. Manas Chaudhuri, Lawyer at Khaitan and Co.

# OUR FAMILY

## MANAGING DIRECTORS





# OUR DEVELOPMENTS

- 699, Block - N, New Alipore
- Warehouse Project At Uluberia
- 62, Beliaghata Main Road
- Warehouse Project At Uluberia
- 6A, Dilkhusha Street
- 39A, Townshend Road
- 107, S.P. Mukherjee Road
- 140A, Sarat Bose Road
- 34, Garcha 1st Lane
- 40, Ritchie Road
- 493, Keyatalla Road
- 13C, Deodar Street
- 6, Ekdalia Place
- 114, Ashutosh Mukherjee Road
- 73B, Alipore Road
- 118, Bangur Avenue
- 29, Parkside Road
- 63/1A, Pratapaditya Road
- 2A, Kabir Road
- 77, Peary Mohan Roy Road
- 2B, Panditiya Road
- 84, Ballygunge Place
- 4B, Motilal Nehru Road
- 16, Chakraberia Road
- 44, Lake Temple Road
- 192A, Harish Mukherjee Road
- 1/13, Dover Place
- 55, Southend Park
- 49, Jadavpur Central Road
- 117A, SP Mukherjee Road
- 2/1D, Gobinda Auddy Road
- 244, Rashbehari Avenue
- 33, Beckbagan Row
- 27, Lower Range
- 85, CIT Scheme VIM, Phoolbagan
- 63, Karaya Road
- 113, Beliaghata Main Road
- 232/4, Picnic Garden Road
- 4C, Picnic Garden Road
- 232/1, Satin Sen Sarani
- 19, Sardar Sankar Road
- 78, C.I.T. Scheme VIM Phoolbagan
- 21/2, Ballygunge Place
- 95, Sultan Alam Road
- P-2, Beliaghata Main Road
- 2, Tarak Dutta Road
- 31, Picnic Garden Road
- 15, Pratapaditya Road
- 64A, Bondel Road
- 71, Karaya Road
- 152A, Girindra Sekhar Bose Road
- 1/111/1, Jodhpur Park
- 33, Sadanand Road
- 41, Ballygunge Place
- 59, Ballygunge Place
- 382/1B, Keyatalla Lane
- 37A, Garcha Road
- 67, Jatindas Road
- 11, Satyen Dutta Road
- 55/5, Purnadas Road
- 49B, Purnadas Road
- 55/3B, Purnadas Road
- 78, Jatindas Road
- 113B, Lake Terrace Extension
- 79, CIT Scheme VIM, Phoolbagan
- 209/1, Picnic Garden Road
- 1, Sardar Sankar Road
- 36B/1, Kalidas Patitundi Lane
- 31, Southern Avenue
- 4, Tilak Road
- 86, Beltala Road
- 87, Manoharpukur Road
- 21B, Lake Road
- 13A, Raja Basanta Roy Road
- 45, Jatindas Road
- 10, Lansdowne Terrace
- 7B, Ballygunge Place
- 1, Lansdowne Terrace
- 3, Lake Road
- 568, Blk. N, New Alipore
- 13, Deshpriya Park
- 8, Anil Moitra Road
- 15, Ekdalia Road
- A - 59, South Ext. 2
- 244, Rashbehari Avenue
- 83, Ballygunge Place
- 18, Bondel Road
- K - 2036 Chittaranjan Park
- I - 1788, Chittaranjan Park
- I - 1653, Chittaranjan Park
- C - 538, Chittaranjan Park
- B - 290, Chittaranjan Park
- B - 303, Chittaranjan Park
- B - 224, Chittaranjan Park
- B - 334, Chittaranjan Park
- B - 131, Chittaranjan Park
- J - 1836, Chittaranjan Park
- I - 1657, Chittaranjan Park
- E - 866, Chittaranjan Park
- D - 734, Chittaranjan Park
- D - 301, Defence Colony
- C - 534, Chittaranjan Park
- C - 465, Chittaranjan Park
- B - 331, Chittaranjan Park
- B - 106, Chittaranjan Park
- B - 300, Chittaranjan Park
- J - 1835, Chittaranjan Park
- K - 1995, Chittaranjan Park
- G - 1252, Chittaranjan Park
- D - 66, East of Kailash
- 130, Rashbehari Avenue
- 60, Hindustan Park

- 6/4, Palm Avenue
- 61, Mahanirvan Road
- 8, Crooked Lane
- 68A, Rashbehari Avenue
- 88, Beltalla Road
- 62, Lake Avenue
- 26, Lansdowne Terrace
- 239, Lake Road
- 157, Sarat Bose Road
- 5N, Cornfield Road
- 109, Block F, New Alipore
- 5/3, Ballygunge Place
- 67A, Block D, New Alipore
- 39A, Broad Street
- 27/2, Chakraberia Lane
- 82/9A, Ballygunge Place
- 39, Parasar Road
- 16A/1, Earle Street
- 1A, Chapel Road
- 66, Ustad Amir Khan Sarani
- 1, Braunfeld Row
- 20, Lansdowne Place
- 26, Ritchie Road
- 3, Southern Avenue
- 22A, Rajani Sen Road
- 36C, Jatindas Road
- 80C, Lake Road
- 11, Allenby Road
- 3, Jogesh Mitra Road
- 25A, Panditiya Road
- 5A, Valmikee Street
- 15, Motilal Nehru Road
- 5B, Lansdowne Lane
- 7A, Lake Place
- 14B, Deshpran Sashmal Road
- 29B, Bakul Bagan Row
- 570, Keyatala Road
- Station Road, Sikar
- 22/1, Nakuleshwar Bhattacharya Lane
- 131, Motial Nehru Road
- 62B, Braunfeld Row
- 46, Sridhar Roy Road
- 80A, Tiljala Road
- 48, Lake Avenue
- 50, Jodhpur Park
- 40/1A, Hazra Road
- 464, Keyatalla Road
- 2/3, Commissariat Road
- 40/6, Suhasini Ganguly Sarani
- 13A, Shyamananda Road
- 68/5B, Ballygunge Place
- 2, Keyatalla Road
- 14B, Manoharpukur Road
- 59/1A, Hindustan Park
- 20A, Hazra Road
- 109, Lake Terrace
- 138, Lake Terrace
- 1A, Dover Lane
- 13/2, Anil Moitra Road
- 57, Sarat Banerjee Road
- 186, Sarat Bose Road
- 71A, Hazra Road
- 46/4, Ballygunge Place
- 71J, Hindustan Park
- 49, Sarat Banerjee Road
- 21, Jodhpur Park
- 103, Lake Terrace
- 1A/33, Kustia Road
- 511, Hemant Mukhopadhyay Sarani
- 1/8, Dover Lane
- 10, Anil Mitra Road
- 22A, Loudon Street
- 19, Suren Tagore Road
- 2, Russa Road
- 21/1, Ballygunge Place
- 41, Ballygunge Place
- 7B, Ballygunge Place
- 10, Lansdowne Terrace
- 36C, Jatindas Road
- 3/2A, Fern Road
- 4B, Motilal Nehru Road
- 31A, Raja Basanta Roy Road
- 1/1B, Ramani Chaterjee Road
- 2/1D, Gobinda Auddy Road
- 192A, Harish Mukherjee Road
- 117A, SP Mukherjee Road
- 1/13, Dover Place
- 84, Ballygunge Place
- 55, Southend Park
- 49, Jadavpur Central Road
- 44, Lake Temple Road
- 41, Lake Temple Road
- 16, Chakraberia Road

# WBHIRA & GST CERTIFICATES

## WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY

Calcutta Greens Commercial Complex, 1st Floor, 1050/2, Survey Park, Kolkata - 700 075

FORM 'B'  
See rule 6(1)

### REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number **HIRA/P/KOL/2018/000226** :

**Project Name :** Swastic Southern

**Project Address :** 117A, S. P. Mukherjee Road Dist- Kolkata, Municipality- Kolkata, PS- Tollygunge, West Bengal, 700026

**Project Details : \*\***

(in the case of a firm / society / company / competent authority) **Company / LLP firm / society / company / competent authority Swastic Projects Private Limited** having its registered office / principal place of business at .

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A';
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4;
  - The registration shall be valid for a period of 3.7 years commencing from **03/12/2018** and ending with **31/08/2022** unless renewed by the Housing Industry Regulatory Authority in accordance with section 6 of the Act read with rule 7 of these rules;
  - The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;  
The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 03/12/2018

Place: WB HIRA Office, Kolkata



Signature and seal of the Authorized Officer  
Housing Industry Regulatory Authority

Designated Authority  
Housing Industry Regulatory Authority  
West Bengal



(Amended)

Government of India  
**Form GST REG-06**  
[See Rule 10(1)]

### Registration Certificate

Registration Number : 19AADCS305E1ZK

1.	Legal Name	SWASTIC PROJECTS PVT LTD			
2.	Trade Name, if any	swastic projects pvt ltd			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	N.A., 21/2, N.A, BALLYGUNGE PLACE, N.A, Kolkata, West Bengal, 700019			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	West Bengal Goods and Services Tax Act, 2017			
Signature					
Name		Moumita Sengupta			
Designation		Assistant Commissioner			
Jurisdictional Office		BALLYGUNGE			
9. Date of issue of Certificate		31/05/2019			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					



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## KOLKATA OFFICE

21/2, Ballygunge Place  
Kolkata-700019  
+91-33-24408788

## NEW DELHI OFFICE

B-309, Chittaranjan Park  
New Delhi - 110019  
+91-11-26274561

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[www.swastigroup.com](http://www.swastigroup.com)

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