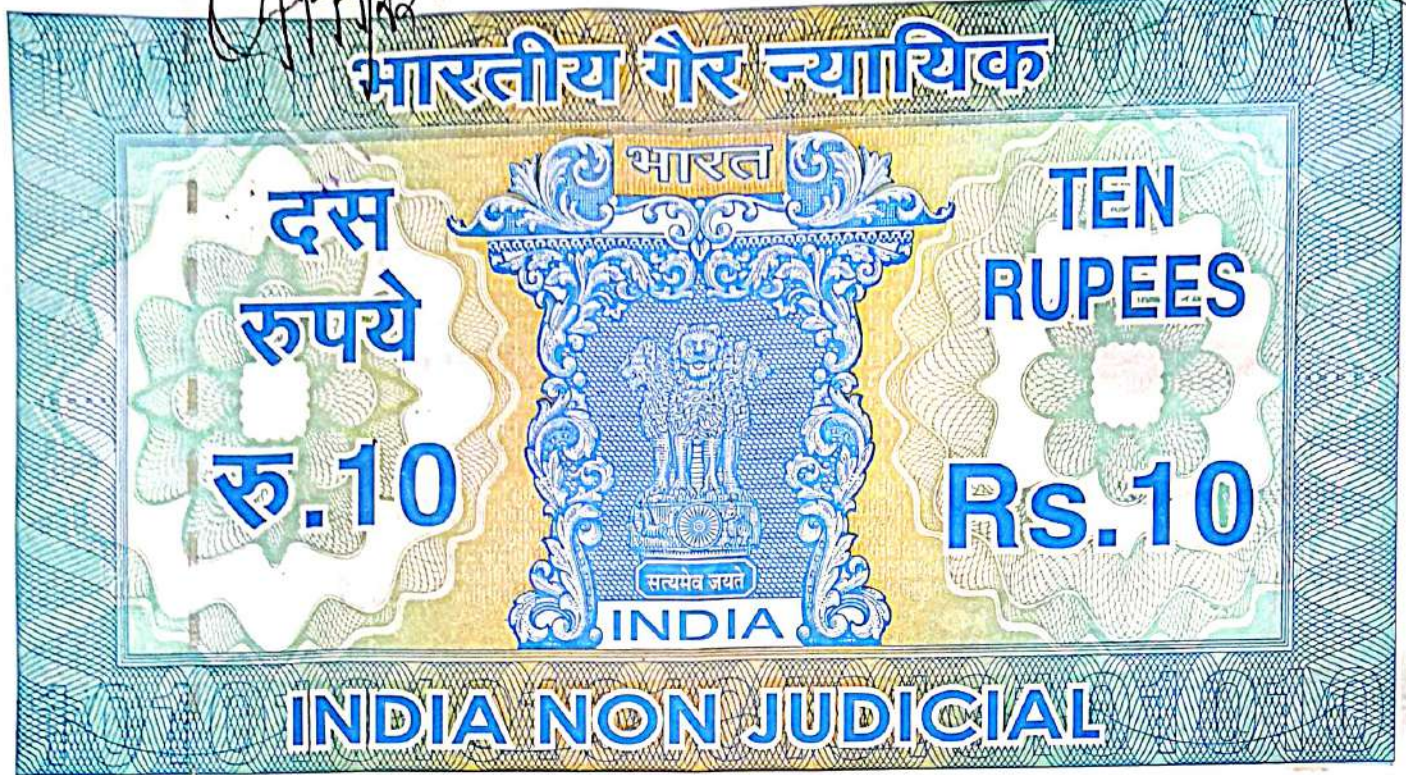


04/11/23

Z-4404/93



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

77AB 664710



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Certified that the document is admitted the Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

11/04/2023
 Q-2000888066/2023
 4-50 PM

THIS DEED OF CONVEYANCE is made on this 11th day of April Two Thousand and Twenty Three BETWEEN (i) SHIB SHEKHAR (PAN HHLPS4290H & Aadhaar No. 4404 5585 5558) son of Late Ashok Bose an Indian National, by faith Hindu by occupation service presently residing at No. 1697/173, Nai Abadi Rewari 123 401

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 12 APR 2023
 12-4-23

4-50 PM
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200016

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2973

NAME _____
ADD _____
Rs. _____
27 FEB 2023
SURANJAN MUKHERJEE
Licenced Stamp Vendor
C. C. Court
2 & 3, H. S. Roy Road, Hbt-1

Subhasis Dasgupta
Advocate
Alipore Judge Court

For Syastic Projects Pvt. Ltd.

[Handwritten signature]
Director

27 FEB 2023
27 FEB 2023

[Fingerprint]
2982

Shib Shekhar

[Fingerprint]
2984

Pawit Shekhar

[Fingerprint]
2983



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2981

Tarunika Pal, Advocate,
daughter of Tarun Pal
18/A, Andal Road (Lower)
Howrah - 711109

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Haryana PO Rewari PS Rewari, (ii) PAVITRA SHEKHAR (PAN AZMPS0870R & Aadhaar No. 3805 7073 8160) son of Late Ashok Bose an Indian National, by faith Hindu by occupation service presently residing at No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge , (iii) CLARA PEARL SHALOM (PAN AXBPS3795C & Aadhaar No. 2493 0120 3294) daughter of Late George Shalom an Indian national by faith Christian by occupation service presently residing at No. B 502, Barcelona Building, Puranik, Phase -3, G. B. Road Thane – 400 615, PO & PS Kasarwadavli, and (iv) GAURI (PAN BSUPG2847L & Aadhaar No. 4616 2874 3588) wife of Mr. Kuldeep Kumar Bhuraria an Indian national by faith Hindu by occupation Housewife presently residing at 1697/173, Nai Abadi Rewari 123 401 Haryana PO Rewari PS Rewari hereinafter collectively referred to as the "VENDORS" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include each of their respective heirs, executors, administrators legal representatives and assign/s) of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E); a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge PS Gariahat, and is herein represented by one of its director **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian National, by faith Hindu and by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat PO Ballygunge hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include its successors, successors – in – interest, nominee/s and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. By an Indenture dated 18th December 1936 and registered with the District Sub Registrar Alipore in Book No. I, volume No. 20 in pages 84 to 86 being No. 368 of



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1937 the Trustees for the Improvement of Calcutta sold transferred and conveyed unto and in favour of Preo Nath Hore **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 05 cottahs 01 chittack and 15 sq. ft. be the same a little more or less lying situate at and/or being plot No. 56 of the surplus lands in Improvement Scheme No. XXXIII formed out of old municipal premises Nos. 104/1 & 104/1/1, Lake Road being a part of holding No. 86, Sub – Division R, Division VI, Dihi Panchannagram, District 24 Parganas, Thana Tollygunge Sub Registration Office Alipore (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.

- B. Whilst purchase of the said Land the said Preo Nath Hore had only made payment of a part of the consideration amount and the remaining amount was secured by way of registered deed of security dated 18th December 1936 and registered with the District Sub Registrar Alipore in Book No. I, volume No. 17 in pages 222 to 227 being No. 369 of 1937 the said Preo Nath Hore in favour of the Trustees for the Improvement of Calcutta in the manner as contained and recorded therein.
- C. Pursuant to the full payment of the amount due of the Trustees for the Improvement of Calcutta in respect of the said Land by virtue of the Security deed as hereinbefore mentioned, by an Indenture dated 08th May 1937 and registered with the District Sub Registrar Alipore in Book No. I, volume No. 50 in pages 150 to 155 being No. 2079 of 1937 the Trustees for the Improvement of Calcutta released in favour of Preo Nath Hore the said Land absolutely and forever in the manner as contained and recorded therein.
- D. The said Preo Nath Hore during his lifetime constructed a three storied building on part of the said Land the same was renumbered as municipal premises No. 6B,





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Dr. Sarat Banerjee Road and the remaining vacant land was renumbered as municipal premises No. 6A, Dr. Sarat Banerjee Road.

E. The said municipal premises Nos. 6A, Dr. Sarat Banerjee Road & 6B, Dr. Sarat Banerjee Road are hereinafter collectively referred to as the said **PROPERTY**.

F. The said Preo Nath Hore during his lifetime made and published his last will and testament dated 22nd March 1953 whereby and wherein the said Preo Nath Hore apart from other bequeathments upon his death gave and bequeathed the said Property in the manner as following: -

- i. Out of the said Property the premises No. 6A, Dr. Sarat Banerjee Road to his son Girindra Nath Hore and daughter Bela Deb;
- ii. Out of the said Property the premises No. 6B, Dr. Sarat Banerjee Road in the following manner: -

- a. Northern block of the ground floor of the three storied house and garage to Girindra Nath Hore;
- b. Southern block of the ground floor of the three storied house to Santi Kar;
- c. Southern block of first floor of the three storied house to Sudhira (Polly) Hore;
- d. Northern block of first floor of the three storied house to Shailo Bala Hore nee Kalyani Sarkar;
- e. Northern block of second floor of the three storied house to Bela Deb;
- f. Southern block of second floor of the three storied house to Chitra (Mary) Hore;

The above is subject to the life interest of residence of Saroj Bala Hore upon the southern block flat on the first floor;

G. The said Preo Nath Hore died testate on 09th February 1967.





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- H. Upon an application being made for grant of probate in respect of the last will and testament dated 22nd March 1953 of the said Late Preo Nath Hore the probate in respect thereof was granted on 20th August 1969 by the Ld. District Delegate at Alipore in Act 39 case No. 139 of 1967.
- I. Pursuance to the above the said Girindra Nath Hore, Santi Kar, Sudhira (Polly) Hore, Shailo Bala Sarkar, Bela Deb and Chitra (Mary) Hore became the absolute owners of **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **03 cottahs 01 chittack and 15 sq. ft.** be the same a little more or less together with the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- J. The said Saroj Bala Hore died on 5th August 1976 and as such her life interest of residence came to an end.
- K. The said Bela Deb died intestate on 5th May 1992 leaving behind her surviving husband namely Gyanendra Chandra Deb and two daughters namely Chitralkha Shalom and Chandrima Dutta as her only surviving legal heirs and/or representatives since her only son namely Chandra Sekhar Deb's death was registered on 12th December 1988 by the Kolkata Municipal Corporation.
- L. The said Gyanendra Chandra Deb died intestate on 22nd July 1993 leaving behind him surviving his two daughters namely Chitralkha Shalom and Chandrima Dutta as his only surviving legal heirs and/or representatives.





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- M. The said Mary Hore a spinster died intestate on 30th May 2012 and Sailesh Hore did no inherit any share in the said Premises since it was expressly stated in the said last will and testament dated 22nd March 1953 of the said Late Preo Nath Hore that if his son Girindra Nath Hore or any of his daughters die before marriage or without any issue after marriage, his or her share will go to the rest of his children excepting Sailesh Kumar Hore.
- N. The said Chitralekha Shalom died intestate on 11th September 2020 leaving behind her surviving her two sons namely Shib Sekhar and Pavitra Sekhar and two daughters namely Clara Pearl Shalom and Gauri as her only surviving legal heirs and/or representatives since her marriage with Ashok Bose was dissolved, thereafter she remarried and her husband namely George Shalom predeceased her on 23rd January 2010.
- O. The said Polly (Sudhira) Hore a spinster died intestate on 6th April 2021 and the said Sailesh Hore did not inherit any share in the said Premises since it was expressly stated in the said last will and testament dated 22nd March 1953 of the said Late Preo Nath Hore that if his son Girindra Nath Hore or any of his daughters die before marriage or without any issue after marriage, his or her share will go to the rest of his children excepting Sailesh Kumar Hore.
- P. Thus, under the circumstances the following have following share into or upon the said Premises: -

i.	Heirs of Girindra Sekhar Hore	01/4 th
ii.	Heirs of Shanti Kar	01/4 th
iii.	Heirs of Bela Deb	01/4 th
iv.	Heirs of Kalyani Sarkar	01/4 th



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- Q. Thus, the Vendors herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the undivided one – eight part and/or share into or upon the said Premises.
- R. The dilapidated building at the said Premises is majorly under the occupation of tenants/occupiers/trespassers (hereinafter collectively referred to as the said **TENANTS**) and details of all are recorded in the **SECOND SCHEDULE** hereunder written.
- S. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided One – Eight (1/8th) part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written at or for the total consideration of Rs.20,00,000/= (Rupees Twenty Lakhs) Only free from all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.
- T. At or before the execution of these presents the Vendors have assured and represented to the Purchaser as follows and acting on good faith thereof the Purchaser has relied upon fully to the same: -
- (a) The Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owners with a marketable title in respect thereof;
 - (b) The said Premises is free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever;
 - (c) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.





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- (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 or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendors selling the said Premises to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendors in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendors by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever.
- (g) The Vendors have not entered into any other agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) Save and except the said Tenants there are no other tenant and/or any trespasser and/or any occupier upon any part or portion of the said Premises.
- (j) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.





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(k) The Vendors are resident Indian national and have ordinarily resided in India for more than 182 days in the previous financial year and have resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.

(l) That the recitals of title mentioned hereinbefore are true and factual, the Vendors have not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

U. The Purchaser has made payment of the entire consideration amount as aforementioned to the Vendors and the Vendors have in turn delivered the possession of the said Premises to the Purchaser and as such the Purchaser have now requested the Vendors to sign and execute the deed of conveyance in their favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.20,00,000/= (Rupees Twenty Lakhs) Only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendors do hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises he the Vendors doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the Undivided One – Eight part and/or share into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 03 cottahs 01 chittack and





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[Signature]

15 sq. ft. be the same a little more or less together with the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation (the entire property is hereinafter referred to as the said PREMISES and is morefully and particularly described in the FIRST SCHEDULE hereunder written and the said 1/8th share is hereinafter referred to as the said UNDIVIDED SHARE and is morefully and particularly described in the THIRD SCHEDULE hereunder written OR HOWSOEVER OTHERWISE the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendors have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof TOGETHER WITH all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto AND TOGETHER WITH all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises AND TOGETHER WITH the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendors of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every





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part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendors **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid **SUBJECT HOWEVER** to the said Tenants only **BUT OTHERWISE** free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass whatsoever and/or howsoever.

II. **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;



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- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendors herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors and/or any of them;
- d) **THAT**, the said Undivided Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendors and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;






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- f) **THAT**, the Vendors shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendors AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled;
- g) **THAT**, the Vendors and each one of them have ceased to have any right title interest claim and/or demand into or upon the said Premises and every part thereof and every right of any nature accruing shall now belong to the Purchaser exclusively.

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **03 cottahs 01 chittack and 15 sq. ft.** be the same a little more or less together with the three storied building (each floor 900 sq. ft. i.e. an aggregate area of 2700 sq. ft.) and other structures standing thereon and lying situate at and/or being municipal premises No. **6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PS** Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, Sub Registry Office Alipore having assessee No. 110870500087 and is butted and bounded in the manner as follows: - 



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ON THE NORTH: By KMC Road named as Dr. Sarat Banerjee Road;
 ON THE EAST: By municipal premises No. 8, Dr. Sarat Banerjee Road;
 ON THE WEST: By municipal premises No. 4B, Dr. Sarat Banerjee Road;
 ON THE SOUTH: By municipal premises No. 6A, Sarat Banerjee Road;

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

THE SECOND SCHEDULE ABOVE REFERRED TO

(TENANT)

1. Kalpana Sharma occupying the northern portion of the ground floor of the building;
2. Shobna Agarwal (Now Me) occupying the southern portion of the ground floor of the building;
3. Shankar Chakraborty occupying the front portion of the second floor;

THE THIRD SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided **one – eighth** part and/or share into or upon the said Premises referred to in the First Schedule above written i.e. an area of 277.50 sq. ft. land area and constructed area of three floors 112.50 sq. ft. each in aggregate having area of 337.50 sq. ft.) in the old dilapidated existing building.



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

SIGNED SEALED AND DELIVERED

by the VENDORS at Kolkata

in the presence of:

1) *Shib Mondal*
2/2, Ballygunge Place
Kul-19

2) *Taruni K Pal*
18/A, Anand Road (Lower)
Howrah - 71109

Shib Shekhar
Pavite Shekhar
Shalom
(Clara Pearl Shalom)

Gauri
(GAURI)

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:

1) *Shib Mondal*

2) *Taruni K Pal*

For Swastic Projects Pvt. Ltd.

[Signature]

Director

Taruni K Pal
Taruni Pal
Advocate
34/1, Beadon Street
Kolkata-700006
F/439/330/2021



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RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES TWENTY LAKHS ONLY

RS.20,00,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
11.04.2022	024062	Kotak Mahindra Bank	5,00,000/=	Pavitra Shekhar
11.04.2022	024061	Kotak Mahindra Bank	5,00,000/=	Shib Shekhar
11.04.2022	024060	Kotak Mahindra Bank	5,00,000/=	Clara Pearl Shalom
11.04.2022	024059	Kotak Mahindra Bank	<u>5,00,000/=</u>	Gauri
(Rupees Twenty Lakhs) only			<u>Rs.20,00,000/=</u>	

WITNESSES:

1) *Vijay Mendal*
2) *Jarunika Patel*

Shib Shekhar
Pavitra Shekhar

Shalom

[Signature]

VENDORS



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SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

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



Shub Shekhar

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



Ravita Shekhar

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



Shabana

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



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SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



Handwritten signature in blue ink

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



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



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Registration 1908
Alipore, South 24 Parganas









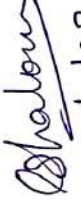
11 APR 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000868066/2023

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










Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Shib Shekhar City:- , P.O:- Rewari, P.S:- REWARI CITY, District:- Rewari, Haryana, India, PIN:- 123401	Seller			 11/4/23
2	Mr Pavitra Shekhar City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Seller			 11/04/23
3	Miss Clara Pearl Shalom City:- , P.O:- Rewari, P.S:-REWARI CITY, District:-Rewari, Haryana, India, PIN:- 123401	Seller			 11/4/23



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Gauri City:- , P.O:- Rewari, P.S:-REWARI CITY, District:-Rewari, Haryana, India, PIN:- 123401	Seller			 11/04/2023
5	Mr Satwic Vivek Ruia City:- , P.O:- Ballygunne, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [Swastic Projects Pvt Ltd]			 11/04/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs Tarunika Pal Daughter of Mr Tarun Pal City:- , P.O:- Kolkata, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700006	Mr Shib Shekhar, Mr Pavitra Shekhar, Miss Clara Pearl Shalom, Mrs Gauri , Mr Satwic Vivek Ruia			 11/4/23

(Anupam Halder)

DISTRICT SUB-REGISTRAR

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





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



192023240012679178

GRN Details

GRN:	192023240012679178	Payment Mode:	SBI Epay
GRN Date:	10/04/2023 15:22:30	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9060538365818	BRN Date:	10/04/2023 15:23:16
Gateway Ref ID:	202310010212645	Method:	State Bank of India New PG CC
GRIPS Payment ID:	100420232001267915	Payment Init. Date:	10/04/2023 15:22:30
Payment Status:	Successful	Payment Ref. No:	2000868066/4/2023
			[Query No*/Query Year]

Depositor Details

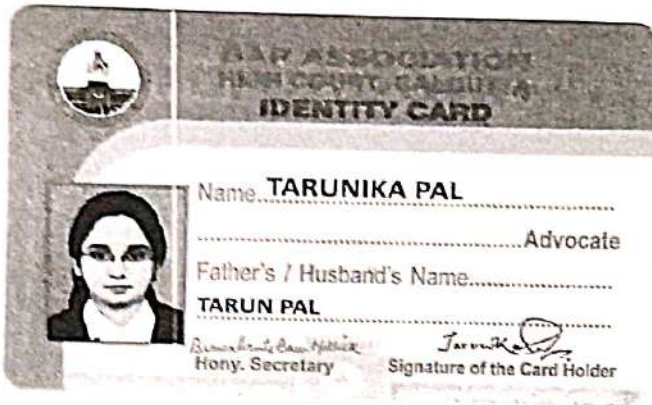
Depositor's Name:	Ms Swastic Projects Private Limit
Address:	21/2 ballygunge place kolkata 700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	10/04/2023
Period To (dd/mm/yyyy):	10/04/2023
Payment Ref ID:	2000868066/4/2023
Dept Ref ID/DRN:	2000868066/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000868066/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	81834
2	2000868066/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	20470
			Total	102304

IN WORDS: ONE LAKH TWO THOUSAND THREE HUNDRED FOUR ONLY.

PAID




Card No. Date of Membership

Address Flat-4E, Apanjan Apartment, 18/A Andul Rd, P.S. - D.S.Lane,
Nityananda Nagar, Howrah- 711109 & 34/1, Beadon St,
Kolkata- 700006

Mobile : 7980569943

Enrolment No F/439/330/2021

Enrolment Date 16.03.2021



Tarunika Pal
Advocate



सत्यमेव जयते

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

Query No / Year	2000868066/2023	Office where deed will be registered
Query Date	04/04/2023 1:14:18 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, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830129355, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 20,45,596/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 81,844/- (Article:23)	Rs. 20,470/- (Article:A(1), E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Banerjee Road, , Premises No: 6B, , Ward No: 087, Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	277.5 Sq Ft	19,00,000/-	19,07,816/-	Property is on Road Encumbered by Tenant,
Grand Total :				.6359Dec	19,00,000 /-	19,07,816 /-	

DoKms - verification

BY - Mgr



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	337.5 Sq Ft.	1,00,000/-	1,37,780/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		337.5 sq ft	1,00,000 /-	1,37,780 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Shib Shekhar Son of Late Ashok Bose, City:- , P.O:- Rewari, P.S:-REWARI CITY, District:-Rewari, Haryana, India, PIN:- 123401 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. hhxxxxxx0h, Aadhaar No.: 44xxxxxxxx5558, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Pavitra Shekhar Son of Late Ashok Bose, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. azxxxxxx0r, Aadhaar No.: 38xxxxxxxx8160, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Miss Clara Pearl Shalom Daughter of Late George Shalom, City:- , P.O:- Rewari, P.S:-REWARI CITY, District:-Rewari, Haryana, India, PIN:- 123401 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. axxxxxxx5c, Aadhaar No.: 24xxxxxxxx3294, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs Gauri Daughter of Late George Shalom, City:- , P.O:- Rewari, P.S:-REWARI CITY, District:-Rewari, Haryana, India, PIN:- 123401 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bsxxxxxx7l, Aadhaar No.: 46xxxxxxxx3588, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Swastic Projects Pvt Ltd (Private Limited Company) City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. AAxxxxxx5E, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative



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 SLLRO 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. - I I 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-1604-04404/2023	Date of Registration	12/04/2023
Query No / Year	1604-2000868066/2023	Office where deed is registered	
Query Date	04/04/2023 1:14:18 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uday Jalan 21/2 Ballygunge Place, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830129355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[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. 20,00,000/-	Rs. 20,45,596/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 81,844/- (Article:23)	Rs. 20,502/- (Article:A(1), 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: Sarat Banerjee Road, , Premises No: 6B, , Ward No: 087 Pin Code : 700029

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	277.5 Sq Ft	19,00,000/-	19,07,816/-	Property is on Road Encumbered by Tenant,
Grand Total :				.6359Dec	19,00,000 /-	19,07,816 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	337.5 Sq Ft.	1,00,000/-	1,37,780/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		337.5 sq ft	1,00,000 /-	1,37,780 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Shib Shekhar Son of Late Ashok Bose City:- , P.O:- Rewari, P.S:-REWARI CITY, District:-Rewari, Haryana, India, PIN:- 123401 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: hhxxxxxx0h, Aadhaar No: 44xxxxxxxx5558, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
2	Mr Pavitra Shekhar Son of Late Ashok Bose City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxxx0r, Aadhaar No: 38xxxxxxxx8160, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
3	Miss Clara Pearl Shalom Daughter of Late George Shalom City:- , P.O:- Rewari, P.S:-REWARI CITY, District:-Rewari, Haryana, India, PIN:- 123401 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx5c, Aadhaar No: 24xxxxxxxx3294, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
4	Mrs Gauri Daughter of Late George Shalom City:- , P.O:- Rewari, P.S:-REWARI CITY, District:-Rewari, Haryana, India, PIN:- 123401 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bsxxxxxx7l, Aadhaar No: 46xxxxxxxx3588, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bixxxxxx2m, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Fingor Print	Signaturo
Mrs Tarunka Pal Daughter of Mr Tarun Pal City:- , P.O:- Kolkata, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006			
Identifier Of Mr Shib Shekhar, Mr Pavitra Shekhar, Miss Clara Pearl Shalom, Mrs Gauri , Mr Satwic Vivek Ruia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shib Shekhar	Swastic Projects Pvt Ltd-0.158985 Dec
2	Mr Pavitra Shekhar	Swastic Projects Pvt Ltd-0.158985 Dec
3	Miss Clara Pearl Shalom	Swastic Projects Pvt Ltd-0.158985 Dec
4	Mrs Gauri	Swastic Projects Pvt Ltd-0.158985 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shib Shekhar	Swastic Projects Pvt Ltd-84.37500000 Sq Ft
2	Mr Pavitra Shekhar	Swastic Projects Pvt Ltd-84.37500000 Sq Ft
3	Miss Clara Pearl Shalom	Swastic Projects Pvt Ltd-84.37500000 Sq Ft
4	Mrs Gauri	Swastic Projects Pvt Ltd-84.37500000 Sq Ft

On 11-04-2023

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

Presented for registration at 16:50 hrs on 11-04-2023, at the Private residence by Mr Satwic Vivek Ruia ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,45,596/-

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

Execution is admitted on 11/04/2023 by 1. Mr Shib Shekhar, Son of Late Ashok Bose, P.O: Rewari, Thana: REWARI CITY, , Rewari, HARYANA, India, PIN - 123401, by caste Hindu, by Profession Service, 2. Mr Pavitra Shekhar, Son of Late Ashok Bose, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. Miss Clara Pearl Shalom, Daughter of Late George Shalom, P.O: Rewari, Thana: REWARI CITY, , Rewari, HARYANA, India, PIN - 123401, by caste Hindu, by Profession House wife, 4. Mrs Gauri , Daughter of Late George Shalom, P.O: Rewari, Thana: REWARI CITY, , Rewari, HARYANA, India, PIN - 123401, by caste Hindu, by Profession House wife

Indetified by Mrs Tarunika Pal, , , Daughter of Mr Tarun Pal, P.O: Kolkata, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-04-2023 by Mr Satwic Vivek Ruia, Director, Swastic Projects Pvt Ltd (Private Limited Company), City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mrs Tarunika Pal, , , Daughter of Mr Tarun Pal, P.O: Kolkata, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Advocate



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

On 12-04-2023

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,502.00/- (A(1) = Rs 20,456.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 20,470/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/04/2023 3:23PM with Govt. Ref. No: 192023240012679178 on 10-04-2023, Amount Rs: 20,470/-, Bank: SBI EPay (SBlePay), Ref. No. 9060538365818 on 10-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 81,844/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 81,834/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 200016, Amount: Rs.10.00/-, Date of Purchase: 27/03/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/04/2023 3:23PM with Govt. Ref. No: 192023240012679178 on 10-04-2023, Amount Rs: 81,834/-, Bank: SBI EPay (SBlePay), Ref. No. 9060538365818 on 10-04-2023, Head of Account 0030-02-103-003-02

(Signature)

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 60,
Registered in Book - I
Volume number 1604-2023, Page from 128814 to 128845
being No 160404404 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.04.17 17:18:19 -07:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/04/17 05:18:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)