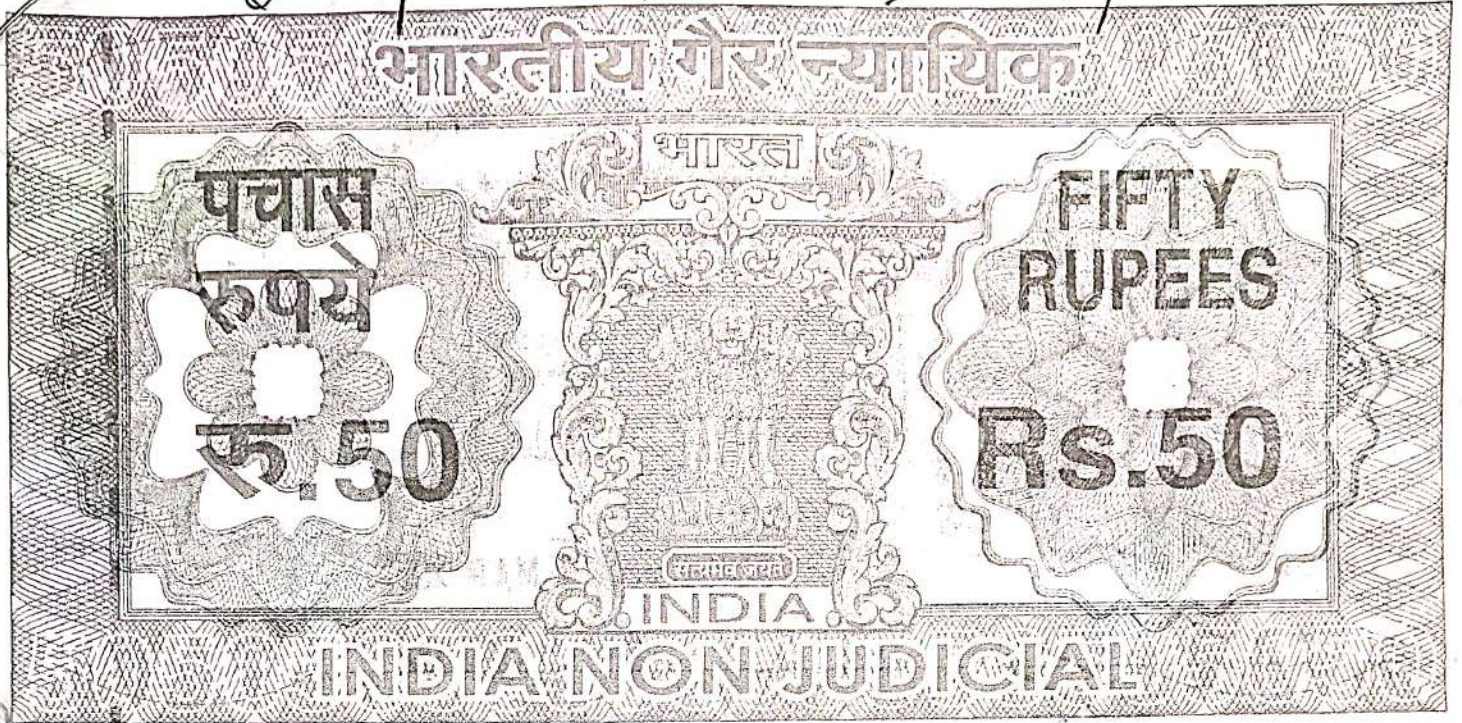


02509/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 929625

1099271/2022
13/4/2022



G.S.B.



[Signature]

THIS DEED OF CONVEYANCE is made on this 13th day of April Two Thousand and Twenty Two **BETWEEN GOURI SANKAR BANERJEE** (PAN ACXPB5978K Aadhaar No. 6238 6185 2876) son of Late`Tinkori Banerjee an Indian national, by faith Hindu by occupation retired person presently residing at No. 119/1, Prince

[Signature]

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

District Sub-Registrar-V
Alipore, South 24 Parganas

10 MAR 2022

19 APR 2022

1970 90

[Handwritten signature]

NAME	SANJAY KUMAR BAID
ADD.	Advocate Old Post Office Street Kolkata-700 001
DATE	31 MAR 2022
OFFICE	SUB REGISTRAR, ALIPORE
REMARKS	Case Closed
BY	R & S. K. S. Roy, Deputy Registrar



V. Q. T. #
1428

[Handwritten signature]

31 MAR 2022

31 MAR 2022



V. Q. T. #
1429

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(GOURI SANKAR BANERJEE)



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
13 APR 2022

Widow Mondal
S/o - Jadar Mondal
Petua mondal para o
Ruides para, Mallickpur
Bonuipur - Kolkata - 197.

Golam Hossain Shah Road, City Green Apartment, Kolkata 700 032 PO Jadavpur University PS Jadavpur hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include his 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. Kulabala Debi was seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 01 cottah 12 chittacks and 21 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. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- B. The said Kulabala Debi during her lifetime made and published her last will and testament dated 03rd August 1965 whereby and wherein the said Kulabala Debi



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after her death gave and bequeathed apart from others **ALL THAT** the said Premises unto and in favour of her 05 grandsons namely Rama Shankar Banerjee, Shyama Shankar Banerjee, Gouri Shankar Banerjee, Girija Shankar Banerjee and Ashish Kumar Banerjee subject however to the life interest of residence of her son namely Tinkori Bandhopadhyay and the wife of the said Tinkori Bandhopadhyay namely Santi Lata Banerjee.

C. The said Kulabala Debi died testate on 25th January 1972.

D. The Executors to the last will and testament applied for grant of probate in respect of the last will and testament dated 03rd August 1965 of the said Kulabala Debi before the Ld. District Delegate at Alipore in Act 39 Case No. 45 of 1973.

E. By a Bengali Kobala dated 16th November 1973 and registered with the District Sub Registrar, Alipore in book No. I, being No. 5871 of 1973 the said Girija Shankar Banerjee sold transferred and conveyed and/or assigned all his benefits into or upon the said Premises in favour of his four brothers namely Rama Shankar Banerjee, Shyama Shankar Banerjee, Gouri Shankar Banerjee, and Ashish Kumar Banerjee accruing to him by virtue of the said last will and testament dated 03rd August 1965 of the said Kulabala Debi absolute and forever in the manner and for the consideration as contained and recorded therein.

F. The probate in respect of the said last will and testament dated 03rd August 1965 of the said Kulabala Debi was granted by the District Delegate Sub Ordinate Judge, 1st Court Alipore on 06th February 1986.

G. The said Rama Shankar Banerjee, Shyama Shankar Banerjee, Gouri Shankar Banerjee, and Ashish Kumar Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises subject to the life interest of residence of the said Tinkori



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Bandhopadhyay and the wife of the said Tinkori Bandhopadhyay namely Santi Lata Banerjee.

- H. The said Santi Lata Banerjee died on 23rd January 1981 and the said Tinkori Bandhopadhyay died on 24th September 2003 as such their respective life interest of residence at the said Premises in accordance with the said last will and testament dated 03rd August 1965 of the said Kulabala Debi came to an end.
- I. Thus, the Vendor herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the undivided one – fourth (1/4th) part and/or share into or upon the said Premises.
- J. The said Rama Shankar Banerjee a Hindu governed by the Dayabhaga School of Law died intestate on 01st January 2013 leaving behind him surviving his wife namely Rama Banerjee, one son namely Satyajit Banerjee and one daughter namely Arundhuti Bhattacharya as his only surviving legal heirs and/or representatives.
- K. The said Rama Banerjee a Hindu governed by the Dayabhaga School of Law died intestate on 18th October 2015 leaving behind her surviving her one son namely Satyajit Banerjee and one daughter namely Arundhuti Bhattacharya as her only surviving legal heirs and/or representatives.
- L. By the Deed of Conveyance dated 10th March 2022 and registered with the District Sub – Registrar – IV, Alipore, South 24 Parganas, in book No. I, volume No. 1604 – 2022, page from 116745 to 116777 being No. 160402808 for the year 2022 the said Satyajit Banerjee and Arundhuti Bhattacharya sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided one – fourth part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.





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M. Portion of the said Premises for parking one motor car thereat is presently under the tenancy of one person namely Debasish Dasgupta.

N. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided one – fourth (1/4th) 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 **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.22,00,000/= (Rupees Twenty Two Lakhs) only free from all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

O. At or before the execution of these presents the Vendor has assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser: -

- (a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof;
- (b) The said Undivided Share in the said Premises is free of all encumbrances, charges, liens, lispens, 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.
- (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.





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- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Undivided Share to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or pledge and/or pawn and/or guarantee 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 amount, advance, loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor himself.
- (g) The Vendor has not entered into any 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 Vendor and in respect of any outstanding rates taxes and outgoing the Vendor 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) There is no trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendor and the Co – Owners and one garage with one of the tenant as aforementioned.
- (j) The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.





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(k) The Vendor is resident Indian national and has ordinarily 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 Vendor has 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.

P. The Purchaser has made payment of the entire consideration amount as aforementioned to the Vendor and the Vendor has in turn delivered the vacant possession of the portions of the said Premises under the possession of the Vendor to the Purchaser and as such the Purchaser has now requested the Vendor to sign and execute the deed of conveyance in its favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.22,00,000/= (Rupees Twenty Two Lakhs) Only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth 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 Vendor doth 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 Vendor 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 – Fourth part and/or share into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 01 (one) cottah 12 (twelve) chittacks and 21 (twenty one) sq. ft. be the same a little more or less together with





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the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Kalighat in ward No. 84 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 1/4th share is hereinafter referred to as the said **UNDIVIDED SHARE** and is morefully and particularly described in the **SECOND 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 Vendor has 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 Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including





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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 Vendor **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 free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.

II. THE VENDOR DOETH 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 Vendor to the contrary the Vendor is 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 lispens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor doeth hereby profess to transfer subsists and that the Vendor has 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;

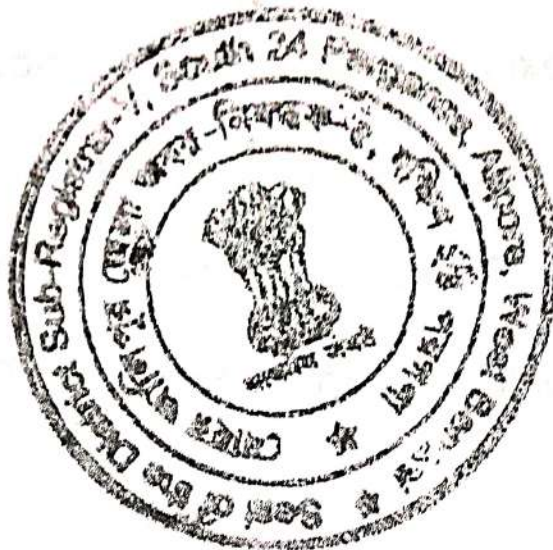


DISTRICT SUB REGISTRAR-V
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- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor 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 Vendor 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 Vendor and/or the predecessors in title of the Vendor 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 Vendor 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 Vendor 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 Vendor 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 Vendor has 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, however the Purchaser shall not be responsible for any liability of the Vendor.
- h) **THAT**, the Vendor shall be liable and/or be held responsible only for any acts, deeds, matters and things, done and/or caused to be done by the Vendor and/or their predecessor in interest and not be liable for any acts, deeds, matters and things done and/or caused to be done by any other co-owners of the remaining undivided share in the said Premises.

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 01 (one) cottah 12 (twelve) chittacks and 21 (twenty one) sq. ft. be the same a little more or less together with the three storied building measuring about 400 sq. ft. on each floor i.e. 1200 sq. ft.) standing thereon and lying situate at and/or being municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation having assessee No.





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110842000117, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 4A, Satish Mukherjee Road

ON THE EAST: By KMC Road;

ON THE WEST: By municipal premises No. 8, Satish Mukherjee Road;

ON THE SOUTH: By municipal premises No. 10, Satish Mukherjee 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

(UNDIVIDED SHARE)

ALL THAT the undivided one – fourth part and/or share into or upon the said Premises referred to in the First Schedule above written i.e. land area of 320.25 sq. ft. and constructed area of three floors being 100 sq. ft. each. (in aggregate having area of 300 sq. ft.) in the old dilapidated pucca building.





DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

13 APR 2022

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 **VENDOR** at Kolkata


(GOURI SANKAR BANERJEE)

in the presence of:

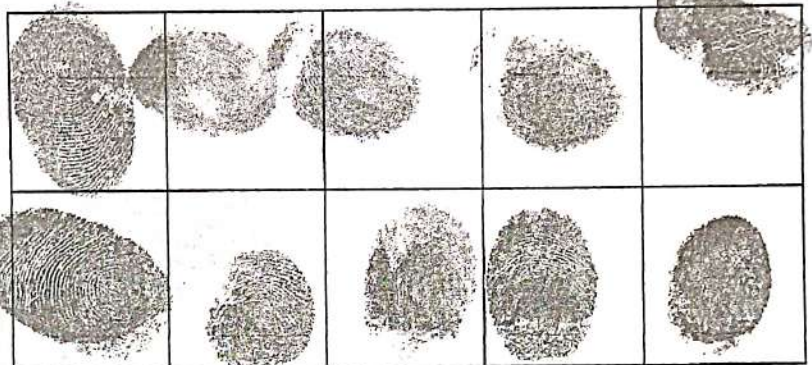
1) *Widya Mondal*
petua Mondalpara
Oruidus para
Mallikpur
Dasarpur, Kolkata-147

2) *Pradeep Roy*
Alipore Police Court
Kd-27



Left

Right



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

1) *Widya Mondal*

2) *Pradeep Roy*

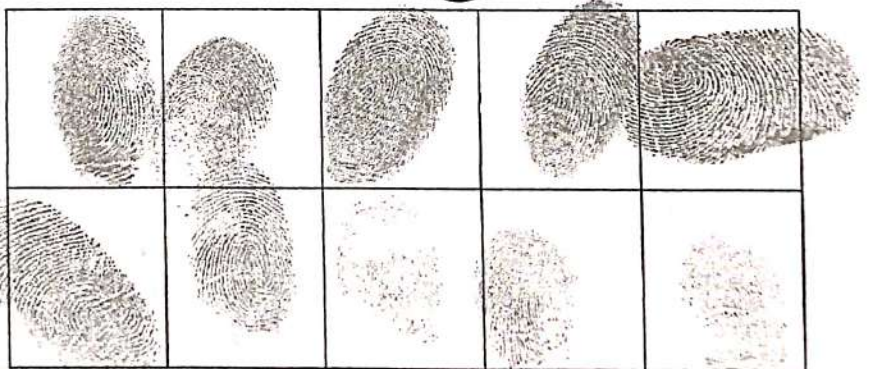


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For Swastic Projects Pvt. Ltd.

Director



Drafted by me
Widya Kunal Gopal
Advocate
Alipore Court
F/873/798/99



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS ALIPORE

13 APR 2022

RECEIVED of and from the within named
PURCHASER the within mentioned sum of

RUPEES TWENTY - TWO LAKHS ONLY

RS.22,00,000/=

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
11.01.2022	771897	Kotak Mahindra Bank	22,00,000/=	Gouri Sankar Banerjee
(Rupees Twenty Two Lakhs) only			<u>Rs.22,00,000/=</u>	

WITNESSES:

1) *Sisir Mondal*

2) *Pradeep Roy*

[Signature]

(GOURI SANKAR BANERJEE)

VENDOR



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

13 APR 2022



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

GRN Details

GRN: 192022230005135048 Payment Mode: Online Payment (SBI Epay)
GRN Date: 09/04/2022 15:26:39 Bank/Gateway: SBIEPay Payment Gateway
BRN : 5914811670622 BRN Date: 09/04/2022 15:04:04
Gateway Ref ID: 202209949172091 Method: State Bank of India New PG
Payment Status: Successful Payment Ref. No: 2001099271/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Swastic Projects Private Limited
Address: 21/2 Ballygunge Place
Mobile: 9831312355
Contact No: 09831312355
Depositor Status: Buyer/Claimants
Query No: 2001099271
Applicant's Name: Mr Dilip Kumar Goel
Identification No: 2001099271/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001099271/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	92960
2	2001099271/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	23261
			Total	116221

IN WORDS: ONE LAKH SIXTEEN THOUSAND TWO HUNDRED TWENTY ONE ONLY.



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACXPB5978K



नाम /NAME

GOURI SANKAR BANERJEE

पिता का नाम /FATHER'S NAME

TINKORI BANERJEE

जन्म तिथि /DATE OF BIRTH

18-12-1940

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, २३-११

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

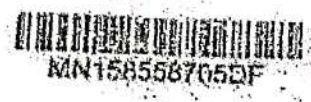
ভারত সরকার

Unique Identification Authority of India
Ministry of India

আপনার আইডি নং / Enrollment No.: 1040/10613/02477

To
শ্রী শঙ্কর বানার্জী
Gour Shankar Banerjee
115/1 CITY GREEN APARTMENT P.G.H SHAH
ROAD
JADAVPUR, Jadavpur University S.O.
Jadavpur University Kolkata
West Bengal 700032

11/10/2012



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6238 6185 2876

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রী শঙ্কর বানার্জী
Gour Shankar Banerjee
পিতা : গুরুপ্রসাদ বানার্জী
Father : Guruprasad Banerjee
জন্ম তারিখ / Year of Birth : 1940
পুত্র / Male



6238 6185 2876

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADCS5305E



नाम /NAME

SWASTIC PROJECTS PVT LTD

निगमन/घनने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

AKTas

आयकर आयुक्त, प.प.-XI

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

Handwritten signature/initials

*Issued for registration
of concept for purchase of
6 Satish Mudhayer Road
Kolkata.*

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

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



भारत सरकार



সাত্বিক বিবেক রুইয়া

Satwic Vivek Ruia

জন্মতারিখ/ DOB: 15/07/1994

পুরুষ / MALE



3759 4046 5326

আমার আধার, আমার পরিচয়

Handwritten signature

Send for registration of Conveyance for purchase of 6 Saksh Mukjee Road Kolkata



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार GOVERNMENT OF INDIA

ঠিকানা:

Address

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

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



1947
1800 300 1947



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



UID, Dec 20, 1947,
Signature: 300 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

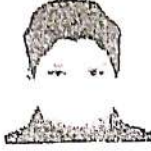
SATWIC V RUIA

-VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M



81020800

Signature

Issued for registration
of conveyance for purchase of
6 Sahish Mubhejee Plot
WST be to

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045

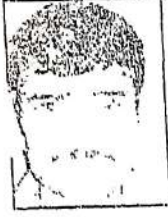
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নির্বাচকের নাম : শিশির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরু / M

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

Sisir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মন্ডল পাড়া ও রুইদাসপাড়া মাল্লিকপুর বারুই পড়া
দক্ষিণ 24 পরগণা 700147

Address:
Petua Mondal Para O Ruidaspara
Mallikpur Barui Pur South 24 Parganas
700147

Date: 12/08/2007

104-বারুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency







ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নামের নতুন সচিত্র পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302001099271/2022

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 Satwic Vivek Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [SWASTI C PROJECT S PVT LTD]			 13/04/2022
2	Mr Gouri Sankar Banerjee City Green Apartment, 119/1, Pr Golam Hossain Shah Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032	Seller			 13/4/2022



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Satwic Vivek Rula, Mr Gouri Sankar Banerjee			<i>Sisir Mondal</i> 13.04.2022

Sisir Mondal
13/4/2022
(Sisir Mondal)

DISTRICT SUB-
REGISTRAR

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



Major Information of the Deed

Deed No :	I-1630-02442/2022	Date of Registration	19/04/2022
Query No / Year	1630-2001099271/2022	Office where deed is registered	
Query Date	08/04/2022 1:21:35 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dilip Kumar Goel 29, Rameshwar Mallik Lane, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 71001, 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. 22,00,000/-	Rs. 23,24,740/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 93,010/- (Article:23)	Rs. 23,293/- (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: Satish Mukherjee Road, , Premises No: 6A, , Ward No: 084 Pin Code : 700025

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	320.25 Sq Ft	21,00,000/-	22,01,721/-	Property is on Road Encumbered by Tenant,
Grand Total :				.7339Dec	21,00,000 /-	22,01,721 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,00,000/-	1,23,019/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1,00,000 /-	1,23,019 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Gouri Sankar Banerjee Son of Late Tinkori Banerjee City Green Apartment, 119/1, Pr Golam Hossain Shah Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 62xxxxxxxx2876, Status :Individual, Executed by: Self, Date of Execution: 13/04/2022 , Admitted by: Self, Date of Admission: 13/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/04/2022 , Admitted by: Self, Date of Admlsslon: 13/04/2022 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWASTIC PROJECTS PVT LTD 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5E,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 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : SWASTIC PROJECTS PVT LTD (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Satwic Vivek Ruia, Mr Gouri Sankar Banerjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Gouri Sankar Banerjee	SWASTIC PROJECTS PVT LTD-0.733907 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Gouri Sankar Banerjee	SWASTIC PROJECTS PVT LTD-300.00000000 Sq Ft

On 12-04-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 23,24,740/-

Leena Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-04-2022

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

Presented for registration at 17:25 hrs on 13-04-2022, at the Private residence by Mr Satwic Vivek Ruia .

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

Execution is admitted on 13/04/2022 by Mr Gouri Sankar Banerjee, Son of Late Tinkori Banerjee, City Green Apartment, 119/1, Road: Pr Golam Hossain Shah Road, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 13-04-2022 by Mr Satwic Vivek Ruia, Director, SWASTIC PROJECTS PVT LTD (Private Limited Company), 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

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

Leena Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 19-04-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,293/- (A(1) = Rs 23,247/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 23,261/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/04/2022 3:29PM with Govt. Ref. No: 192022230005135048 on 09-04-2022, Amount Rs: 23,261/-, Bank: SBI EPay (SBlePay), Ref. No. 5914811670622 on 09-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 93,010/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 92,960/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 197090, Amount: Rs.50/-, Date of Purchase: 31/03/2022, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/04/2022 3:29PM with Govt. Ref. No: 192022230005135048 on 09-04-2022, Amount Rs: 92,960/-, Bank: SBI EPay (SBlePay), Ref. No. 5914811670622 on 09-04-2022, Head of Account 0030-02-103-003-02



Leena Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1630-2022, Page from 106148 to 106178
being No 163002442 for the year 2022.



Digitally signed by LEENA MONDAL
Date: 2022.04.19 16:57:12 +05:30
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/04/19 04:57:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)