

02/03/22

9-2808/22

भारतीय न्यायिक

पचास

₹ 50

FIFTY  
RUPEES

RS. 50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 909285



Satyajit Banerjee

10/03/2022  
A-2000530557/2022  
6 PM

THIS DEED OF CONVEYANCE is made on this 10<sup>th</sup> day of March Two Thousand and Twenty Two BETWEEN SATYAJIT BANERJEE (PAN AQYPB8964A & Aadhaar No. 7672 8854 4726) son of Late Rama Shankar Banerjee an Indian National, by faith Hindu by occupation retired presently residing at No. 6, Satish Mukherjee Road,

v.f  
531

6-P

10/3/22

District Sub-Registrar-IV  
Registrar US 7 (2) of  
Registration 1908  
Aizpore, South 24 Parganas

17 MAR 2022

10/3/22  
17/3/22

Ascom hafi...  
haya




86624

SANJAY KUMAR BAID  
4, 04/11/21  
Kolkata-700 011

11 JAN 2021  
SURANJAN MUKHERJEE  
Licencee & Vendor  
C.C. Road  
Kolkata, India, Pin-1

11 JAN 2021  
11 JAN 2021

✓  1684

✓  1685

Satyajit Banerjee

✓  1686

Accandhati Bhattacharya



District Sub-Registrar-IV  
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Alipore, South 24 Parganas  
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Handwritten notes at the bottom left corner, partially illegible.

Kolkata 700 026, PO Kalighat & PS Tollygunge and **ARUNDHUTI BHATTACHARYA** (PAN AXJPB8910G & Aadhaar No. 6178 6493 1054) wife of Mr. Rabindra Bhattacharya an Indian National, by faith Hindu by occupation Housewife presently residing at No. 3/271/1, B. C. Roy Sarani, More Pukur, Rishra Hooghly 712 250 PO More Pukur PS Rishra hereinafter jointly 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 both 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. Vivek Ruia** (PAN ACP8539Q) son of Late Sheo Kumar 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



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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 03<sup>rd</sup> August 1965 whereby and wherein the said Kulabala Debi 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 25<sup>th</sup> 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 03<sup>rd</sup> 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 16<sup>th</sup> November 1973, and registered with the District Sub Registrar, Alipore in boqk No. I, volume No. \_\_\_\_\_ in pages \_\_\_\_\_ to \_\_\_\_\_ 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 03<sup>rd</sup> August 1965 of the said Kulabala Debi absolute and forever in the manner and for the consideration as contained and recorded therein.





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- F. The probate in respect of the said last will and testament dated 03<sup>rd</sup> August 1965 of the said Kulabala Debi was granted by the District Delegate Sub Ordinate Judge, 1<sup>st</sup> Court Alipore on 06<sup>th</sup> 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 Bandhopadhyay and the wife of the said Tinkori Bandhopadhyay namely Santi Lata Banerjee.
- H. The said Santi Lata Banerjee died on 23<sup>rd</sup> January 1981 and the said Tinkori Bandhopadhyay died on 24<sup>th</sup> September 2003 as such their respective life interest of residence at the said Premises in accordance with the said last will and testament dated 03<sup>rd</sup> August 1965 of the said Kulabala Debi came to an end.
- I. The said Rama Shankar Banerjee a Hindu governed by the Dayabhaga School of Law died intestate on 01<sup>st</sup> 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.
- J. The said Rama Banerjee a Hindu governed by the Dayabhaga School of Law died intestate on 18<sup>th</sup> 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.
- K. Thus, the Vendors herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the undivided one – fourth (1/4<sup>th</sup>) part and/or share into or upon the said Premises.
- 



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L. Portions of the said Premises are presently under the tenancy of one person namely Debasish Dasgupta.

M. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided one – fourth (1/4<sup>th</sup>) 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.17,00,000/= (Rupees Seventeen Lakhs) only free from all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

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

- (a) The Vendors are 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, 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.
  - (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 Vendor selling the said Undivided Share to the Purchaser.
- 



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- (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 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 Vendors 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 Vendors themselves.
- (g) The Vendors have 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 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) 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 Vendors and the Co – Owners and one garage with one of the tenant.
- (j) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendors are resident Indian national and has ordinarily resided in India for more than 182 days in the previous financial year and both have





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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.

O. The Purchaser has made payment of the entire consideration amount as aforementioned to the Vendors and the Vendors have in turn delivered the vacant 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.17,00,000/= (Rupees Seventeen 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 they the Vendors and each one of them jointly and severally do 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 the three storied building and other structures standing thereon and lying situate at and/or being municipal



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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 1/4<sup>th</sup> 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 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 part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all



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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 free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, 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 lispensens 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;
- 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



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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;
- 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



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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 require 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 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, however the Purchaser shall not be responsible for any liability of the Vendors.
- 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 Vendors 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, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 4/1, Satish Mukherjee Road  
ON THE EAST: By KMC Road;





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

ON THE SOUTH: By municipal premises No. 8, 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.

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/ Shri. Mondal  
petua Mondalpara  
0 Resident Para  
Hallickpur, BaruiPUR  
Kolkata - 147.

2/ Pradip Roy  
Alipon Felialank.  
Kat. 27

Satyajit Banerjee

Satyajit Banerjee

Left

Right





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10 MAR 2022



Arundhati Bhattacharya.

Arundhati Bhattacharya.



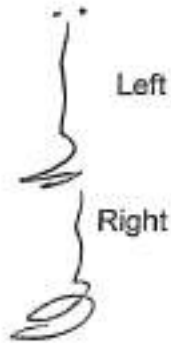
**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

1) Silpa Mandal

2) Pradeep Roy



For Swastic Projects Pvt. Ltd.



Director

Drafted by me  
Silpa Mandal  
Advocate  
Aizawl Court  
F/373/728/99

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

**RUPEES SEVENTEEN LAKHS ONLY**

**RS.17,00,000/=**

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
19.02.2022	771860	Kotak Mahindra Bank	8,50,000/=	Satyajit Banerjee
10.03.2022	771867	Kotak Mahindra Bank	4,25,000/=	Satyajit Banerjee
10.03.2022	771866	Kotak Mahindra Bank	4,25,000/=	Arundhati Bhattacharya
(Rupees Seventeen Lakhs) only			<u>Rs.17,00,000/=</u>	

WITNESSES:

- 1) Shishu Mondal
- 2) Pranab Roy

Satyajit Banerjee  
Arundhati Bhattacharya.

**VENDORS**



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10 MAR 2022




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 16042000530587/2022

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 Satyajit Banerjee 6, Satish Mukherjee Road, Kolkata, City:- , P.O:- Kalighat, P.S.-Kalighat, District.-South 24-Parganas, West Bengal, India, PIN:- 700025	Seller			Satyajit - Banerjee 10/03/22
2	Mrs Arundhati Bhattacharya 3/271/1, B. C. Roy Sarani, City:- Rishra, P.O:- Rishra, P.S:-Rishra, District:- Hooghly, West Bengal, India, PIN:- 712250	Seller			Arundhati Bhattacharya 10/03/2022
3	Mr VIVEK Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District.-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [SWASTI C PROJECT S PVT LTD]			 10/03/2022



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 Satyajit Banerjee, Mrs Arundhuti Bhattacharya, Mr VIVEK Ruia			<i>Sisir Mondal</i> 10.03.2022

(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

GRN Details

GRN: 192021220188104898 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 18/02/2022 19:38:01 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 4562438791232 BRN Date: 18/02/2022 19:02:57  
Gateway Ref ID: 202204953301651 Method: State Bank of India New PG  
CC  
Payment Status: Successful Payment Ref. No: 2000530587/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Swastic projects private limited  
Address: 21/2 ballygunge place kolkata  
Mobile: 9831312333  
Depositor Status: Others  
Query No: 2000530587  
Applicant's Name: Mr Dilip Kumar Goel  
Identification No: 2000530587/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000530587/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	92960
2	2000530587/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	23261
			Total	116221

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





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

*Handwritten signature and initials*

Query No / Year	2000530587/2022	Office where deed will be registered
Query Date	17/02/2022 2:46:01 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Dilip Kumar Goel 29, Rameshwar Malia Lane, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 71001, 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. 17,00,000/-	Rs. 23,24,740/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 93,010/- (Article:23)	Rs. 23,261/- (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. 50/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: 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 ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	320.25 Sq Ft	16,50,000/-	22,01,721/-	Property is on Road Encumbered by Tenant.
Grand Total :				.7339Dec	16,50,000 /-	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.	50,000/-	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	50,000 /-	1,23,019 /-	



**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Satyajit Banerjee Son of Late Rama Shankar Bannerjee,6, Satish Mukherjee Road, Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AQxxxxxx4A, Aadhaar No.: 76xxxxxxxx4726,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Arundhuti Bhattacharya Daughter of Late Rama Shankar Banerjee,3/271/1, B. C. Roy Serani, City:- Rishra, P.O:- Rishra, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AXxxxxxx0G, Aadhaar No.: 61xxxxxxxx1054,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	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 PAN No. AAxxxxxx5E, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr Satwic Vivek Ruia <i>Sl. No. 8537A</i> Son of <del>Mr Vivek Ruia</del> <i>Sl. No. Shree Kumar Ruia</i> 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. B1xxxxxx2M, Aadhaar No.: 37xxxxxxxx5326	SWASTIC PROJECTS PVT LTD (as Director)

**Identifier Details :**

Name & address
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, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Satyajit Banerjee, Mrs Arundhuti Bhattacharya, Mr Satwic Vivek Ruia



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Satyajit Banerjee	SWASTIC PROJECTS PVT LTD-0.366954 Dec
2	Mrs Arundhuti Bhattacharya	SWASTIC PROJECTS PVT LTD-0.366954 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Satyajit Banerjee	SWASTIC PROJECTS PVT LTD-150 Sq Ft
2	Mrs Arundhuti Bhattacharya	SWASTIC PROJECTS PVT LTD-150 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-03-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-03-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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 BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SATYAJIT BANERJEE

RAMA SANKAR BANERJEE

18/07/1964

Permanent Account Number

AQYPB8964A

*Satyajit Banerjee*

Signature

*Satyajit Banerjee*



ভারত সরকার  
GOVERNMENT OF INDIA



সত্যজিৎ বানার্জী  
Satyajit Banerjee

পিতা : রামা শঙ্কর বানার্জী  
Father : RAMA SANKAR BANERJEE

জন্ম সাল/Year of Birth: 1964

পুংস/ Male

7672 8854 4726



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

১০১৯, ৬, সতীশ মুখার্জী রোড, কলিকতা  
কলিকতা, কোলকাতা, পশ্চিমবঙ্গ, ৭০০০২৬

Address: 6, SATISH  
MUKHERJEE ROAD,  
KALIGHAT, Kalighat S.O.,  
Kalighat, Kolkata, West  
Bengal, 700026



1947  
1822 183 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947  
Bangalore-560 001

Satyajit Banerjee

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARUNDHUTI BHATTACHARYA  
RAMA SANKAR BANERJEE  
09/07/1971

Permanent Account Number  
AXJPB8910G

*Arundhati Banerjee*  
Signature



Arundhati Bhattacharya.



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ভারত সরকার  
Unique Identification Authority of India  
Government of India

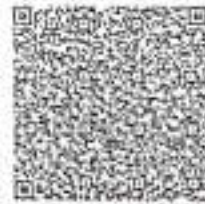
ভালিকাঙ্কির আই ডি / Enrollment No.: 1040/20558/00444

To  
অরুন্ধতী ভট্টাচার্য  
Arundhati Bhattacharya  
3/27 1/1 B.C.ROY SARANI  
MORE PUKUR  
Rishra  
Morepukur  
Serampur Uttarpara Hooghly  
West Bengal 712250  
8902225960

13/10/2013  
52716337



MN527163377FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6178 6493 1054**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



অরুন্ধতী ভট্টাচার্য  
Arundhati Bhattacharya  
পিতা : রামা শঙ্কর বসু  
Father : Rama Sankar Banerjee  
বয়স / DOB : 09/07/1971  
পলিনা / Female



**6178 6493 1054**

আধার - সাধারণ মানুষের অধিকার

Arundhati Bhattacharya.

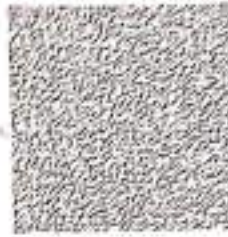
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



VIVEK RUIA

आयकर विभाग का  
Permanent Account Number Card  
ACPPR8539Q



17052020

आयकर विभाग का  
SHEO KUMAR RUIA

21/05/1065

SHEO KUMAR RUIA

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Purchase of 6, Sushil  
Banerjee Road - Kotheki



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
AADCS5305E



नाम / NAME

SWASTIC PROJECTS PVT LTD

निगमन/घटने की तिथि / DATE OF INCORPORATION/FORMATION

16-07-1993

*K. Das*

आयकर आयुक्त, ए.ए.-XI

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

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF...

*Prashant J. G. Sabisa*  
*Subodh Chandra Das, Kolkata*

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / पत्र लिख कर दें।  
संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी),  
पी-7,  
चौरागढ़ी 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  
GOVERNMENT OF INDIA



नाम  
Vivek Ruita

जन्म तिथि DOB. 21/05/1965

लिंग MALE



8909 9470 4246

साधारण मान्यता अधिकारी

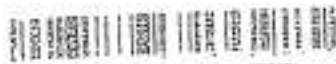
THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF Purchase of 6, Sakshi  
Banerjee Road, Kolkata.

भारतीय विशिष्ट पहचान प्राधिकरण

~~भारतीय विशिष्ट पहचान प्राधिकरण~~ OF INDIA

पता: 21/2, बाल्यगुंज  
प्लेस, बाल्यगुंज  
कोलकाता - 700019

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



पत्र संख्या: 2017  
दिनांक: 20/05/2017



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



নির্বাচকের নাম : শিবির মন্ডল

Elector's Name : Shibir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরু / M

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

*Shibir Mondal*

JTK3837937

ঠিকানা:  
সেটুয়া মন্ডল পুরা ও রুইদোগরা মাল্লিকপুর বারুই পুর  
পশ্চিম 24 পরগণা 700147

Address:  
Petua Mondal Para O Ruidogara  
Mallikpur Barul Pur South 24 Parganas  
700147

Date: 12/08/2007  
156-সংখ্যকীয় ভোটা কেন্দ্র নির্বাচন নিয়ন্ত্রণ  
অধিদপ্তরের প্রধান অফিসার  
Facsimile Signature of the Electoral  
Registration Officer for  
104-Barulpur Constituency

বিজ্ঞপ্তি: নির্বাচন হলে নতুন ঠিকানা দেয়ার ক্ষেত্রে  
এখানে ও একই নম্বরে নতুন লিখিত পরিচয়পত্র  
প্রদান করা যাবে।  
In case of change in address mention the 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.

## Major Information of the Deed

No :	I-1604-02808/2022	Date of Registration	17/03/2022
Deed No / Year	1604-2000530587/2022	Office where deed is registered	
Query Date	17/02/2022 2:46:01 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dilip Kumar Goel 29, Rameshwar Malia 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. 17,00,000/-	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	16,50,000/-	22,01,721/-	Property is on Road Encumbered by Tenant,
<b>Grand Total :</b>				.7339Dec	16,50,000 /-	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 FL	50,000/-	1,23,019/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 100 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 : 100 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 : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		300 sq ft	50,000 /-	1,23,019 /-	

**Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Satyajit Banerjee</b>            Son of Late Rama Shankar Bannerjee 6, Satish Mukherjee Road, Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AQxxxxxx4A, Aadhaar No: 76xxxxxxx4726, Status :Individual, Executed by: Self, Date of Execution: 10/03/2022            , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2022            , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Arundhuti Bhattacharya</b>            Daughter of Late Rama Shankar Banerjee 3/271/1, B. C. Roy Sarani, City:- Rishra, P.O:- Rishra, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx0G, Aadhaar No: 61xxxxxxx1054, Status :Individual, Executed by: Self, Date of Execution: 10/03/2022            , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2022            , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SWASTIC PROJECTS PVT LTD</b>            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</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr VIVEK Ruia (Presentant )</b>            Son of Late SHEO KUMAR 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.:: ACxxxxxx9Q, Aadhaar No: 89xxxxxxx4246 Status : Representative, Representative of : SWASTIC PROJECTS PVT LTD (as Director)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Sisir Mondal</b>            Son of Mr Jadav Mondal            Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147</p>			

Identifier Of Mr Satyajit Banerjee, Mrs Arundhuti Bhattacharya, Mr VIVEK Ruia

**property for L1**

From	To. with area (Name-Area)
Mr Satyajit Banerjee	SWASTIC PROJECTS PVT LTD-0.366954 Dec
Mrs Arundhuti Bhattacharya	SWASTIC PROJECTS PVT LTD-0.366954 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Satyajit Banerjee	SWASTIC PROJECTS PVT LTD-150.00000000 Sq Ft
2	Mrs Arundhuti Bhattacharya	SWASTIC PROJECTS PVT LTD-150.00000000 Sq Ft

13-2022

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

Presented for registration at 18:00 hrs on 10-03-2022, at the Private residence by Mr 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 23,24,740/-

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

Execution is admitted on 10/03/2022 by 1. Mr Satyajit Banerjee, Son of Late Rama Shankar Bannerjee, 6, Satish Mukherjee Road, Kolkata, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Retired Person, 2. Mrs Arundhuti Bhattacharya, Daughter of Late Rama Shankar Banerjee, 3/271/1, B. C. Roy Sarani, P.O: Rishra, Thana: Rishra, , City/Town: RISHRA, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by Profession House wife

Identified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruiipur, Thana: Baruiipur, , 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 10-03-2022 by Mr 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

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

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

On 11-03-2022

**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 by online = Rs 23,261/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2022 7:39PM with Govt. Ref. No: 192021220188104898 on 18-02-2022, Amount Rs: 23,261/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4562438791232 on 18-02-2022, 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 by online = Rs 92,960/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2022 7:39PM with Govt. Ref. No: 192021220188104898 on 18-02-2022, Amount Rs: 92,960/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4562438791232 on 18-02-2022, Head of Account 0030-02-103-003-02

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

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

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

**ayment 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/-

**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/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 86624, Amount: Rs.50/-, Date of Purchase: 11/01/2021, Vendor name: S  
Mukherjee

(Handwritten 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 69.

Registered in Book - I

Volume number 1604-2022, Page from 116745 to 116777

being No 160402808 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.03.29 13:34:53 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/03/29 01:34:53 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

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