

07/08/22

F-7185/22




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

69AB 045261



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THIS DEED OF CONVEYANCE is made on this 28th day of June Thousand and Twenty Two 
BETWEEN (i) **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

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28/08/2022

2001920655/2022

3-20

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alibon, South 24 Parganas

30 JUN 2022

Handwritten signature and date: 28/6/22

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1802

3-20
28/6/22

197129

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4506

NAME _____
 ADDRESS _____
 31 MAR 2022
 SURANJAN MUKHERJEE
 Licensed Service Vendor
 C. C. Court
 2 & 3, W. S. Ray Road, No 1

SANJAY KUMAR BAID
 Advocate
 Old Post Office Street
 Kolkata-700 001

31 MAR 2022
 31 MAR 2022

For Swastic Projects Pvt. Ltd.

[Handwritten signature]
Director,

AS CONSTITUTED ATTORNEY OF

- 1) ASHIS KUMAR BANERJEE
- 2) SHYAMA SHANKAR BANERJEE
- 3) PIYARROY
- 4) PARTHOSAROTHI RAY
- 5) BIPIKA RAY
- 6) DEBANJAN RAY
- 7) NEALANJAN RAY



4506

For Swastic Projects Pvt. Ltd.

[Handwritten signature]
Director



District Sub-Registrar-I
 Registrar U/S 7 (2) of
 Registration 1908
 Aliere, South 24 Parganas

20 JUN 2022

W. S. Mondal
 210-2nd Floor Mondal
 Petua Mondal para
 Kuleswar para Kalialek pur
 Barui pur, Kulkuta-147.

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, (ii) **ASHIS KUMAR BANERJEE** (PAN ACXPB7198K & Aadhaar No. 9127 0758 3532) son of Late Tinkori Banerjee an Indian national, by faith Hindu by occupation professional presently residing at No. 6, Satish Mukherjee Road, Kolkata 700 026 PO Kalighat, PS Tollygunge herein represented by his constituted attorney **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 through 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 and (iii) **SHYAMA SANKER BANERJEE** (PAN AVWPB4643H Aadhaar No. 4838 8569 7632) son of Late Tinkori Banerjee an Indian national, by faith Hindu by occupation retired person presently residing at No. 6, Satish Mukherjee Road, Kolkata 700 026 PO Kalighat PS Tollygunge herein represented by his constituted attorney **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 through 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 collectively referred to as the **VENDOR** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include in case of the individuals their respective heirs, executors, administrators, legal representatives and/or assigns and in case of the company its successors, successors – in – interest and/or assigns) of the **ONE PART AND** (i) **PIYA RAY** (PAN ACBPR8851P & Aadhaar No. 7811 5483 7992) daughter of Late Mridul Kumar Ray an Indian national, by faith Hindu by occupation Housewife presently residing at No. 05, Whistling Palms, ECC Road, Whitefield, Bengaluru 560 066, PO & PS Whitefield, (ii) **PARTHO SAROTHI RAY** (PAN





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20 JUN 2007

APWPR8061F & Aadhaar No. 5905 0567 6884) son of Late Mridul Kumar Ray an Indian national, by faith Hindu by occupation service presently residing at No. 96/2, Rajdanga School Road, Kolkata 700 107 PO East Kolkata Township & PS Kasba, (iii) DIPIKA RAY (PAN DFAPR4568N & OCI No. A 715474) wife of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation retired presently residing at Flat No. 7, Deanswood, 32, Maidstone Road, Bounds Green, London Pin Code N11 2TQ United Kingdom, (iv) DEBANJAN RAY (PAN FNAPR1004K & OCI No. A 1389569) son of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation professional presently residing at No. 2412, Palisade Ave, Weehawken, NJ, Pin Code 07086, United States of America and (v) NEALANJAN RAY (PAN FNAPR0987R & OCI No. A 1918803) son of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation professional presently residing at No. 12, Hornbeams Rise, London Pin Code N11 3PB United Kingdom all are herein represented by their constituted attorney **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 through 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 collectively referred to as the PURCHASER (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART:**

WHEREAS:

- A. The Vendor are absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 of the Kolkata Municipal





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Corporation (hereinafter referred to as the '**PREMISES**') morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- B. The Vendor have agreed to sell and transfer and the Purchaser have agreed to purchase and acquire **ALL THAT** the un-demarcated and undivided 50 sq. ft. area into or upon the land comprised in the said Premises (hereinafter collectively referred to as the said '**SHARE**') morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.3,30,000/= (Rupees Three Lakhs and Thirty Thousand) only.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.3,30,000/= (Rupees Three Lakhs and Thirty Thousand) only** of the lawful money of the Union of India well and truly and sufficiently and effectively paid by one of the Purchaser to the Vendor (the receipt whereof the Vendor 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 Vendor do hereby acquit release and discharge the Purchaser and the said Share hereby intended to be conveyed they the Vendor do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the un-demarcated and undivided 50 Sq. ft. area into or upon the land situate at municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation (hereinafter referred to as the said **SHARE**) and the same 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 **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever or any part thereof belonging or in any way appertaining to or usually held used occupied therewith



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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 Share and every part thereof **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Share 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 Share 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 Share and every part thereof 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 Share 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 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, trespassers.

II. **THE VENDOR 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 Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or



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[Signature]

analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages whatsoever and/or howsoever;

- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said 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 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 them lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said 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;
- d) **THAT**, the said 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 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





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said 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;

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 and having assessee No. 110842000117 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;

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

('SHARE')

ALL THAT the un-demarcated and undivided 50 sq. ft. area in the land comprised in the said 'Premises' referred to in the First Schedule above.



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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

1) *Sisir Mondal*
petua Mondalpara
Orissa para
Hallidipur
Baruipur
Kol-147

2) *Pradeep Roy*
Alipore Police Court.
Kol-27










[Signature]
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[Signature]
Right

For Ashis Kumar Banerjee & Shyama Shankar Banerjee

For Swastic Projects Pvt. Ltd.
[Signature]
Director

(as director of Swastic Projects (P) Ltd.
their constituted attorney)

For Swastic Projects Pvt. Ltd.
[Signature]
Director

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

1) *Sisir Mondal*

2) *Pradeep Roy*

For Piya Ray, Partho Sarothi Ray, Dipika Ray,
Debanjan Ray & Nealanjan Ray

For Swastic Projects Pvt. Ltd.
[Signature]
Director

(as director of Swastic Projects (P) Ltd.
their constituted attorney)

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Alibors, South 24 Parganas

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MEMO OF CONSIDERATION

RECEIVED of and from the **PURCHASERS** abovenamed the within mentioned amount of **Rs.3,30,000/= (Rupees Three Lakhs and Thirty Thousand) only** vide book entry duly credited in the books of accounts of the Vendor in the name of the Purchaser.

Witnesses:

1) *Arin Mondal.*

2) *Pradeep Roy*

For Ashis Kumar Banerjee & Shyama Shankar Banerjee

For Swastic Projects Pvt. Ltd.

॥५॥

Director

(as director of Swastic Projects (P) Ltd.
their constituted attorney)

For Swastic Projects Pvt. Ltd.

॥५॥

Director

VENDOR

Dilip Kumar Goel

DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



District Sub-Registrar-IV
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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230058927818 Payment Mode: Online Payment (SBI Epay)
GRN Date: 25/06/2022 13:44:01 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8997793928438 BRN Date: 25/06/2022 13:45:37
Gateway Ref ID: 202217677531205 Method: State Bank of India New PG
Payment Status: Successful Payment Ref. No: 2001920655/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Swastic projects private limited
Address: 21/2 ballygunge place kolkata
Mobile: 9831312333
Depositor Status: Seller/Executants
Query No: 2001920655
Applicant's Name: Mr Uday Jalan
Identification No: 2001920655/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001920655/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	13760
2	2001920655/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	3452
			Total	17212

IN WORDS: SEVENTEEN THOUSAND TWO HUNDRED TWLEVE ONLY.



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


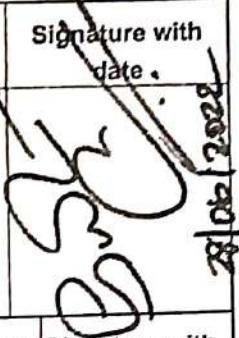


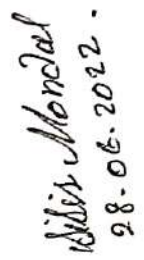
Signature / LTI Sheet of Query No/Year 16042001920655/2022

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 City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Seller [Mr Ashis Kumar Banerjee] ,[Mr Shyama Sankar Banerjee] ,[Ms Piya Ray] ,[Mr Partho Sarothe Ray] ,[Mrs Dipika Ray] ,[Mr Debanjan Ray] ,[Mr Nealanjan Ray]			 28/06/2022



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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date .
2	Mr Satwic Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Seller [Swastic Projects Pvt Ltd]			 28/06/2022
SI 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 Ashis Kumar Banerjee			 28-06-2022 .

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal



Attorney Details :

SI No	Name & Address	Attorney of
1	Mr Satwic Vivek Rula Son of Mr Vivek Rula Director, Swastic Projects Private Limited , 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , 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	Mr Ashis Kumar Banerjee, Mr Shyama Sankar Banerjee, Ms Piya Ray, Mr Partho Sarothi Ray, Mrs Dipika Ray, Mr Debanjan Ray, Mr Nealanjan Ray

Representative Details :

SI No	Name & Address	Representative of
1	Mr Satwic Vivek Rula Son of Mr Vivek Rula 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	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 Ashis Kumar Banerjee

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Banerjee	Ms Piya Ray-0.0076389 Dec, Mr Partho Sarothi Ray-0.0076389 Dec, Mrs Dipika Ray- 0.0076389 Dec, Mr Debanjan Ray-0.0076389 Dec, Mr Nealanjan Ray-0.0076389 Dec
2	Mr Shyama Sankar Banerjee	Ms Piya Ray-0.0076389 Dec, Mr Partho Sarothi Ray-0.0076389 Dec, Mrs Dipika Ray- 0.0076389 Dec, Mr Debanjan Ray-0.0076389 Dec, Mr Nealanjan Ray-0.0076389 Dec
3	Swastic Projects Pvt Ltd	Ms Piya Ray-0.0076389 Dec, Mr Partho Sarothi Ray-0.0076389 Dec, Mrs Dipika Ray- 0.0076389 Dec, Mr Debanjan Ray-0.0076389 Dec, Mr Nealanjan Ray-0.0076389 Dec

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 24-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 24-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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.



Query No: 2001920555 of 2022, Printed On : Jun 24 2022 7:14PM, Generated from wbregristration.gov.in

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 Lacs (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. - 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



Mr Shyama Sankar Banerjee

Son of Late Tinkori Banerjee 6, Satish Mukherjee Road, City:- , P.O:- Kalighat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AVxxxxxx3H, Aadhaar No: 48xxxxxxxx7632, Status :Individual, Executed by: Attorney, Executed by: Attorney

3 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, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Piya Ray Daughter of Late Mridul Kumar Ray City:- , P.O:- Whitefield, P.S:-WHITEFEILD, District:-Bangalore, Karnataka, India, PIN:- 560066 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx1P, Aadhaar No: 78xxxxxxxx7992, Status :Individual, Executed by: Attorney
2	Mr Partho Sarothi Ray Son of Late Mridul Kumar Ray City:- , P.O:- East Kolkata Township, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx1F, Aadhaar No: 59xxxxxxxx6884, Status :Individual, Executed by: Attorney
3	Mrs Dipika Ray Wife of Late Mrinal Kumar Ray City:- , P.O:- London, England, United Kingdom, PIN:- N112TQ Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: United Kingdom, PAN No.:: DFxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney
4	Mr Debanjan Ray Son of Late Mrinal Kumar Ray City:- , P.O:- Weehawken, New Jersey, United States, PIN:- 07086 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom, PAN No.:: FNxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney
5	Mr Nealanjan Ray Son of Late Mrinal Kumar Ray City:- , P.O:- London, England, United Kingdom, PIN:- N113PB Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom, PAN No.:: FNxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia Director, Swastic Projects Private Limited , 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , 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 : Attorney, Attorney of : Mr Ashis Kumar Banerjee, Mr Shyama Sankar Banerjee, Ms Piya Ray, Mr Partho Sarothi Ray, Mrs Dipika Ray, Mr Debanjan Ray, Mr Nealanjan Ray

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia 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.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)

Major Information of the Deed

Deed No :	I-1604-07185/2022	Date of Registration	30/06/2022
Query No / Year	1604-2001920655/2022	Office where deed is registered	
Query Date	24/06/2022 7:13:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[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. 3,43,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,770/- (Article:23)	Rs. 3,484/- (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: 6, , Ward No: 084 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	50 Sq Ft		3,43,751/-	Property is on Road
Grand Total :				.1146Dec	0 /-	3,43,751 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ashis Kumar Banerjee Son of Late Tinkori Banerjee 6, Satish Mukherjee Road Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 91xxxxxxx3532, Status :Individual, Executed by: Attorney

On 28-06-2022

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

Presented for registration at 15:20 hrs on 28-06-2022, 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 3,43,751/-

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

Execution is admitted on 28-06-2022 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

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

Executed by Attorney

Execution by Mr Satwic Vivek Ruia, Director, Swastic Projects Private Limited (Private Limited Company), 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 as the constituted attorney of 1. Mr Ashis Kumar Banerjee 6, Satish Mukherjee Road Kolkata, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 2. Mr Shyama Sankar Banerjee 6, Satish Mukherjee Road, P.O: Kalighat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 3. Ms Piya Ray P.O: Whitefield, Thana: WHITEFEILD, , Bangalore, KARNATAKA, India, PIN - 560066, 4. Mr Partho Sarothi Ray P.O: East Kolkata Township, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 5. Mrs Dipika Ray P.O: London, England, United Kingdom, PIN - N112TQ, 6. Mr Debanjan Ray P.O: Weehawken, New Jersey, United States, PIN - 07086, 7. Mr Nealanjan Ray P.O: London, England, United Kingdom, PIN - N113PB is admitted by him

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

(Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 29-06-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,484/- (A(1) = Rs 3,438/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 3,452/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2022 1:45PM with Govt. Ref. No: 192022230058927818 on 25-06-2022, Amount Rs: 3,452/-, Bank: SBI EPay (SBlePay), Ref. No. 8997793928438 on 25-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,770/- and Stamp Duty paid by by online = Rs 13,760/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2022 1:45PM with Govt. Ref. No: 192022230058927818 on 25-06-2022, Amount Rs: 13,760/-, Bank: SBI EPay (SBlePay), Ref. No. 8997793928438 on 25-06-2022, 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

On 30-06-2022

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 3,484/- (A(1) = Rs 3,438/- ,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. 13,770/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 797129, Amount: Rs.10/-, Date of Purchase: 31/03/2022, Vendor name: S Mukherjee

(Signature)

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



सत्यमेव जयते

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

Query No / Year	2001920655/2022	Office where deed will be registered
Query Date	24/06/2022 7:13:56 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]	
Set Forth value	Market Value Rs. 3,43,751/-	
Total Stamp Duty Payable(SD) Rs. 13,770/- (Article:23)	Total Registration Fee Payable Rs. 3,452/- (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: Satish Mukherjee Road, , Premises No: 6, , Ward No: 084, Pin Code : 700026

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	50 Sq Ft		3,43,751/-	Property is on Road
Grand Total :				.1146Dec	0 /-	3,43,751 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Ashis Kumar Banerjee Son of Late Tinkori Banerjee,6, Satish Mukherjee Road Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ACxxxxxx8K, Aadhaar No.: 91xxxxxxx3532, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2001920655 of 2022, Printed On : Jun 24 2022 7:14PM, Generated from wbregistration.gov.in

2	Mr Shyama Sankar Banerjee Son of Late Tinkori Banerjee, 6, Satish Mukherjee Road, City:- , P O - Kalighat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AVxxxxxx3H, Aadhaar No.: 48xxxxxxxx7632, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	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 UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Ms Piya Ray Daughter of Late Mridul Kumar Ray, City:- , P.O:- Whitefield, P.S:-WHITEFEILD, District:-Bangalore, Karnataka, India, PIN:- 560066 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACxxxxxx1P, Aadhaar No.: 78xxxxxxxx7992, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
2	Mr Partho Sarothi Ray Son of Late Mridul Kumar Ray, City:- , P.O:- East Kolkata Township, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. APxxxxxx1F, Aadhaar No.: 59xxxxxxxx6884, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Mrs Dipika Ray Wife of Late Mrinal Kumar Ray, City:- , P.O:- London, England, United Kingdom, PIN:- N112TQ Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: United Kingdom, PAN No. DFxxxxxx8N, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Mr Debanjan Ray Son of Late Mrinal Kumar Ray, City:- , P.O:- Weehawken, New Jersey, United States, PIN:- 07086 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom, PAN No. FNxxxxxx4K, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
5	Mr Nealanjan Ray Son of Late Mrinal Kumar Ray, City:- , P.O:- London, England, United Kingdom, PIN:- N113PB Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom, PAN No. FNxxxxxx7R, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



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 Satwic Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Banerjee	Ms Piya Ray-0.0076389 Dec, Mr Partho Sarothi Ray-0.0076389 Dec, Mrs Dipika Ray-0.0076389 Dec, Mr Debanjan Ray-0.0076389 Dec, Mr Nealanjan Ray-0.0076389 Dec
2	Mr Shyama Sankar Banerjee	Ms Piya Ray-0.0076389 Dec, Mr Partho Sarothi Ray-0.0076389 Dec, Mrs Dipika Ray-0.0076389 Dec, Mr Debanjan Ray-0.0076389 Dec, Mr Nealanjan Ray-0.0076389 Dec
3	Swastic Projects Pvt Ltd	Ms Piya Ray-0.0076389 Dec, Mr Partho Sarothi Ray-0.0076389 Dec, Mrs Dipika Ray-0.0076389 Dec, Mr Debanjan Ray-0.0076389 Dec, Mr Nealanjan Ray-0.0076389 Dec

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 232940 to 232960

being No 160407185 for the year 2022.

1604



Halder.

Digitally signed by ANUPAM HALDER
Date: 2022.07.12 10:39:37 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/12 10:39:37 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)