

07/06/22

2-7186/22

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

WEST BENGAL

69AB 045260



*[Handwritten signature]*

~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

**THIS DEED OF CONVEYANCE** is made on this 28<sup>th</sup> day of June Thousand and Twenty Two *[initials]*  
**BETWEEN (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

v.c  
T201  
3-30 Pm  
22/6/22

28/06/2022  
G-2901907398/2022  
3-30 PM

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1608  
Alipore, South 24 Parganas  
30 JUN 2022  
28/6/22  
30/6/22

(97130)

*[Handwritten signature]*



4506

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 31 MAR 2022  
 SURIYA  
 2 & 3, ...

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

For Swastik Projects Pvt. Ltd.

*[Handwritten signature]*  
Director

31 MAR 2022  
31 MAR 2022

AS CONSTITUTED ATTORNEY

- OF
- 1) PIYA ROY
  - 2) PARTHO SAROTHIRAY
  - 3) DIPIKA RAY
  - 4) DEBANTAN RAY
  - 5) NEALANTAN RAY
  - 6) ASHIS KUMAR BANERJEE
  - 7) SHYAMASHANKAR BANERJEE



4506

For Swastik Projects Pvt. Ltd.

*[Handwritten signature]*  
Director



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

28 JUN 2022

Subir Mondal  
 40, Subir Mondal  
 Panna, Kanchi, Panna  
 Chidambaram  
 Madurai  
 130  
 Kolkata-700 149

Whitefield, (ii) **PARTHO SAROTHI RAY** (PAN 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 **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 their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND** (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 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





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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 SANKAR 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 **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 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 **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. 8, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation (hereinafter referred to as the '**PREMISES**') morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.





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28 JUN 1977

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.2,75,000/= (Rupees Two Lakhs and Seventy Five Thousand) only.

**NOW THIS INDENTURE WITNESSETH:**

In pursuance of the said agreement and in consideration of the said sum of **Rs.2,75,000/= (Rupees Two Lakhs and Seventy Five 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. 8, 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 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





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



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- 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 said Share hereby sold transferred conveyed assigned assured and every part thereof





ict Sub-Registrar-Iv  
Registrar U/S 7 (2) of  
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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 02 (two) cottahs 15 (fifteen) chittacks and 21 (twenty one) sq. ft. be the same a little more together with the two storied old dilapidated unsafe building and other structures standing thereon lying situate at and/or being municipal premises No. 8, 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: Partly by municipal premises No. 6, Satish Mukherjee Road and partly by KMC Road;

ON THE WEST: By municipal premises No. 10, Satish Mukherjee Road;

ON THE SOUTH: By municipal premises No. 75, S. P. 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) *Sidhis Mondal*  
petua Mondal para  
okaidaspore  
Mellickpur  
Buruipur, Kal-147.

2) *Pradheep Roy*  
Alipore Police Court  
Kal-27.

*[Handwritten signature]*  
Left  
*[Handwritten signature]*  
Right

For Swastic Projects Pvt. Ltd.











*[Handwritten signature]*

Director

For Piya Ray, Partho Sarothi Ray, Dipika Ray,  
Debanjan Ray & Nealanjan Ray  
For Swastic Projects Pvt. Ltd.

*[Handwritten signature]*

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

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

1) *Sidhis Mondal*

2) *Pradheep Roy*

For Ashis Kumar Banerjee & Shyama Shankar Banerjee

For Swastic Projects Pvt. Ltd.

*[Handwritten signature]*

Director

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



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**MEMO OF CONSIDERATION**

**RECEIVED** of and from the **PURCHASERS** abovenamed the within mentioned amount of **Rs.2,75,000/= (Rupees Two Lakhs and Seventy Five Thousand) only** vide book entry duly credited in the books of accounts of the Vendor in the name of the Purchaser.

For Piya Ray, Partho Sarothi Ray, Dipika Ray,  
Debanjan Ray & Nealanjan Ray  
For Swastic Projects Pvt. Ltd.

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

**VENDOR**

**Witnesses:**

1) Bisir Mondal

2) Pradip Roy

*Dilip Kumar Goel*

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



District Sub-Registrar-IV  
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20 JUN 2022



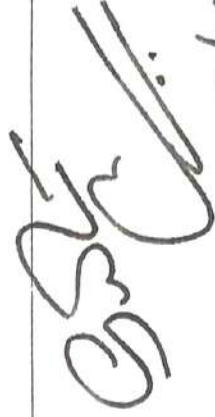


Government of West Bengal

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





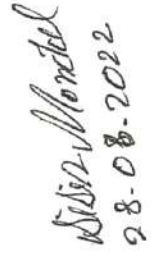
Signature / LTI Sheet of Query No/Year 16042001907398/2022

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 Ruita 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Seller [Ms Piya Ray] ,[Mr Partho Sarothi Ray] ,[Mrs Dipika Ray] ,[Mr Debanjan Ray] ,[Mr Nealanjan Ray] ,[Mr Ashis Kumar Banerjee] ,[Mr Shyama Sankar Banerjee]			 28/06/2022



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
2	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	Representative of Buyer [Swastic Projects Pvt Ltd ]			 28/06/2022
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 Ruia, Mr Satwic Vivek Ruia			 28-06-2022

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





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

Query No / Year	2001907398/2022	Office where deed will be registered
Query Date	23/06/2022 6:04:57 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. 2,75,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 11,020/- (Article:23)	Rs. 2,764/- (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: 8, , 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		2,75,000/-	Width of Approach Road: 6 Ft.,
Grand Total :				.1146Dec	0 /-	2,75,000 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Ms Piya Ray Daughter of Late Mridul Kumar Ray,5, Whistling Palms ECC Road, Block/Sector: Bengaluru, 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



Query No: 2001907398 of 2022, Printed On : Jun 23 2022 6:05PM, Generated from wregistration.gov.in



2	Mr Partho Sarothi Ray Son of Late Mridul Kumar Ray,96/2 Rajdanga School Road, 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,Flat No. 7, Deanswood, Block/Sector: 32 Maidstone Road, City:- , P.O:- London, England, United Kingdom, PIN:- N112TQ Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: United Kingdom, PAN No. DFxxxxxx8N, Aadhaar No Not Provided by UIDAIStatus :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 UIDAIStatus :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 UIDAIStatus :Individual, Executed by: Attorney	Individual	Executed by: Attorney

**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
2	Mr Ashis Kumar Banerjee Son of Late Tinkori Banerjee,6, Satish Mukherjee Road, 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.: 91xxxxxxxx3532,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Mr Shyama Sankar Banerjee Son of Late Tinkori Banerjee,6, Satish Mukherjee Road, City:- , P.O:- Kalighat, P.S:-Kalighat, 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





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

GRN Details

GRN: 192022230058930728  
GRN Date: 25/06/2022 13:49:37  
BRN : 7111240438738  
Gateway Ref ID: 202217677367133  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEPay Payment Gateway  
BRN Date: 25/06/2022 13:51:06  
Method: State Bank of India New PG  
CC  
Payment Ref. No: 2001907398/1/2022  
[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: 2001907398  
Applicant's Name: Mr Uday Jalan  
Identification No: 2001907398/1/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001907398/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	11010
2	2001907398/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2764
			<b>Total</b>	<b>13774</b>

IN WORDS: THIRTEEN THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY.

**Attorney Details :**

SI No	Name & Address	Attorney of
1	Mr Satwic Vivek Ruia 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 , 21/2 Ballygunge Place, 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	Ms Piya Ray, Mr Partho Sarothi Ray, Mrs Dipika Ray, Mr Debanjan Ray, Mr Nealanjan Ray, Mr Ashis Kumar Banerjee, Mr Shyama Sankar Banerjee

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Satwic Vivek Ruia 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. 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: Private Service, Citizen of: India, , Identifier Of Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Ms Piya Ray	Swastic Projects Pvt Ltd-0.0076389 Dec, Mr Ashis Kumar Banerjee-0.0076389 Dec, Mr Shyama Sankar Banerjee-0.0076389 Dec
2	Mr Partho Sarothi Ray	Swastic Projects Pvt Ltd-0.0076389 Dec, Mr Ashis Kumar Banerjee-0.0076389 Dec, Mr Shyama Sankar Banerjee-0.0076389 Dec
3	Mrs Dipika Ray	Swastic Projects Pvt Ltd-0.0076389 Dec, Mr Ashis Kumar Banerjee-0.0076389 Dec, Mr Shyama Sankar Banerjee-0.0076389 Dec
4	Mr Debanjan Ray	Swastic Projects Pvt Ltd-0.0076389 Dec, Mr Ashis Kumar Banerjee-0.0076389 Dec, Mr Shyama Sankar Banerjee-0.0076389 Dec
5	Mr Nealanjan Ray	Swastic Projects Pvt Ltd-0.0076389 Dec, Mr Ashis Kumar Banerjee-0.0076389 Dec, Mr Shyama Sankar Banerjee-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 23-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 23-07-2022)
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



## Major Information of the Deed

Deed No :	I-1604-07186/2022	Date of Registration	30/06/2022
Query No / Year	1604-2001907398/2022	Office where deed is registered	
Query Date	23/06/2022 6:04:57 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. 2,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,020/- (Article:23)	Rs. 2,796/- (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: 8, , 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		2,75,000/-	Width of Approach Road: 6 Ft.,
<b>Grand Total :</b>				.1146Dec	0 /-	2,75,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Ms Piya Ray</b> Daughter of Late Mridul Kumar Ray 5, Whistling Palms ECC Road, Block/Sector: Bengaluru, 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, Executed by: Attorney

**Partho Sarothi Ray**

Son of Late Mridul Kumar Ray 96/2 Rajdanga School Road, 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, Executed by: Attorney

3	<b>Mrs Dipika Ray</b> Wife of Late Mrinal Kumar Ray Flat No. 7, Deanswood, Block/Sector: 32 Maidstone Road, City:- , P.O:- London, England, United Kingdom, PIN:- N112TQ Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: United Kingdom, PAN No.:: DFxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>Mr Debanjan Ray</b> 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, Executed by: Attorney
5	<b>Mr Nealanjan Ray</b> 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, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<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
2	<b>Mr Ashis Kumar Banerjee</b> Son of Late Tinkori Banerjee 6, Satish Mukherjee Road, 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: 91xxxxxxxx3532, Status :Individual, Executed by: Attorney
3	<b>Mr Shyama Sankar Banerjee</b> Son of Late Tinkori Banerjee 6, Satish Mukherjee Road, City:- , P.O:- Kalighat, P.S:-Kalighat, 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

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Satwic Vivek Ruia (Presentant)</b> 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 , 21/2 Ballygunge Place, 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 : Ms Piya Ray, Mr Partho Sarothi Ray, Mrs Dipika Ray, Mr Debanjan Ray, Mr Nealanjan Ray, Mr Ashis Kumar Banerjee, Mr Shyama Sankar Banerjee

**Representative Details :****Name,Address,Photo,Finger print and Signature**

No

**1 Mr Satwic Vivek Ruia**

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
<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			

Identifier Of Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia

**Transfer of property for L1**

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

28-06-2022

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

Presented for registration at 15:30 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 2,75,000/-

**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 Private 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. Ms Piya Ray 5, Whistling Palms ECC Road, Sector: Bengaluru, P.O: Whitefield, Thana: WHITEFEILD, , Bangalore, KARNATAKA, India, PIN - 560066, 2. Mr Partho Sarothi Ray 96/2 Rajdanga School Road, P.O: East Kolkata Township, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 3. Mrs Dipika Ray Flat No. 7, Deanswood, Sector: 32 Maidstone Road, P.O: London, England, United Kingdom, PIN - N112TQ, 4. Mr Debanjan Ray P.O: Weehawken, New Jersey, United States, PIN - 07086, 5. Mr Nealanjan Ray P.O: London, England, United Kingdom, PIN - N113PB, 6. Mr Ashis Kumar Banerjee 6, Satish Mukherjee Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 7. Mr Shyama Sankar Banerjee 6, Satish Mukherjee Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026 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 Private 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 2,796/- ( A(1) = Rs 2,750/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 2,764/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/06/2022 1:51PM with Govt. Ref. No: 192022230058930728 on 25-06-2022, Amount Rs: 2,764/-, Bank: SBI EPay ( SBlePay), Ref. No. 7111240438738 on 25-06-2022, Head of Account 0030-03-104-001-16

nt of Stamp Duty  
Certified that required Stamp Duty payable for this document is Rs. 11,020/- and Stamp Duty paid by by online = Rs  
1,010/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/06/2022 1:51PM with Govt. Ref. No: 192022230058930728 on 25-06-2022, Amount Rs: 11,010/-, Bank  
SBI EPay ( SBlePay), Ref. No. 7111240438738 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 2,796/- ( A(1) = Rs 2,750/- ,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. 11,020/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 197130, 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**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 234061 to 234081

being No 160407186 for the year 2022.

Book



Attent.

Digitally signed by ANUPAM HALDER  
Date: 2022.07.12 12:52:01 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/12 12:52:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)