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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 909283

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1/7/22
Q-356/18/22

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

Distriet Sub-Registrar-V
Alipore, South 24 Parganas

11 FEB 2022

THIS DEED OF CONVEYANCE is made on this 10th day of February Two Thousand ⁽¹⁰⁾ and Twenty Two **BETWEEN SANJUKTA GANGULI** (PAN ADQPG8392J & Aadhaar No. 7871 4111 7149) daughter of Late Hirendra Nath Ganguli an Indian national, by faith Hindu, by occupation retired presently residing at No. C-3/7, Manjulika (A),



86676

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

NAME _____
ADD _____
RE _____
11 JAN 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Das Road, Kol-1

[Handwritten signature]



V. C. T. P
720

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V. C. T. P
721

11 JAN 2021

11 JAN 2021

Chandra Bharati Mukherjee



V. C. T. P
722

Pankaj Roy



V. C. T. P
723

Sanjivita Ganguli



V. C. T. P
724

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
10 DEC 2022

Kishu Mondal
S/O- Jyoti Mondal
P.O. Mondal para-0
Raidighat, Ballykpur
Baruipur, Kolkata-74

P.T.O

EM Bypass (ECTP) Phase IV, Ruby General Hospital, Kolkata 700 107 PO & PS Anandapur and **ARINDAM GANGULI**, (PAN ACMPG4580B & Aadhaar No. 8626 4985 5345) son of Late Hirendra Nath Ganguli an Indian national, by faith Hindu, by occupation retired presently residing at No. 32/5, Blessings, 3rd floor, Hutchins Road, 3rd Cross, St. Thomas Town, Bengaluru 560 084 PO St. Thomas Town PS Bansawadi hereinafter jointly referred to as the "**VENDORS**" (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 both of their respective heirs, executors, administrators, legal representatives and assign/s) of the **FIRST 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 ACPPR8539Q) 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 there be 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 **SECOND PART AND (i) PURABI ROY**, (PAN ACZPR9611B & Aadhaar No. 5419 2299 8652) wife of Late Kalyan Shankar Roy an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 47/C, Abdul Halim Lane, Kolkata 700 016 PO Park Street PS Taltala, (ii) **NAMITA MUKHERJEE**, (PAN BNMPM3243B & Voter Id No. WB/23/146/ 315296) wife of Late Prasanta Kumar Mukherjee an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 17, Palit Street, Kolkata 700 019 PO & PS Ballygunge, (iii) **APARAJITA MUKHERJEE**, (PAN AOWPM6613D & Aadhaar No. 8863 8053 9692) wife of Mr. Sanjay Goswami, an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 17, Palit Street, Kolkata 700 019 PO & PS Ballygunge (iv) **CHANDRA BHARATI MUKHERJEE**, (PAN





V. C. T. 7
726

Aparajita Mukherjee

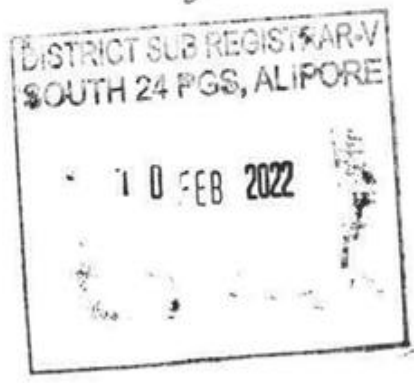


V. C. T. 7
727

Namita Mukherjee



31




Wish Mondal
S/o - Jandar Mondal
Raidasree, Kalkata-147.

ALZPM7362F & Aadhaar No. 7152 6034 8835) wife of Mr. Hirak Nandy an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 2C, Panditiya Road, Flat No. B2, Kolkata 700 029 PO Sarat Bose Road and PS Gariahat hereinafter collectively referred to as the "**CONFIRMING PARTIES**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include each of their respective heirs executors administrators legal representatives and assign/s) of the **THIRD PART**:

WHEREAS:

- A. By the Indenture dated 12th August 1941 and registered with the S. R. Sealdah in Book No. I, volume No. 46 in pages 01 to 10 being No. 1994 for the year 1941 Rajesndra Nath Roy and Satyendra Nath Roy sold transferred and conveyed unto and in favour of Peary Mohan Mukherjee **ALL THAT** the piece or parcel of land physically ad-measuring 01 bigha, 19 cottahs 07 chittacks and 38 sq. ft. be the same little or more or less together with a two storied dwelling house thereon and all lying situate at and/or being municipal premises No. 42A, Hazra Road, then Calcutta now Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation (hereinafter referred to as the said **LAND**).
- B. The said Peary Mohan Mukherjee was during his lifetime governed by the Dayabhaga School of Hindu law died intestate on 13th April 1956 leaving behind him surviving his widow Radharani Devi, three sons namely Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee and Prasanta Kumar Mukherjee and six daughters namely Reba Ganguli, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy as his only surviving legal heirs and/or representatives, however in accordance with the law of succession as applicable at the time of demise of the said Late Peary Mohan Mukherjee only his



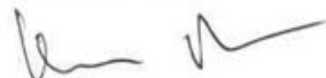
three sons became the absolute owners of the said Land with rights of the said Radharani Devi.

- C. Pursuance to the promulgation of the Hindu Succession Act, 1956 the limited right of widow of the said Peary Mohan Mukherjee namely Radharani Devi became absolute right and the said Radharani Devi along with her three sons became the equal owners of the said Land, each one of them having an undivided one – fourth part and/or share into or upon the said Land and every part thereof.
- D. The said Radharani Devi a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 18th December 1983 leaving behind her surviving her three sons namely Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee and Prasanta Kumar Mukherjee and six daughters namely Reba Ganguli, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy as her only surviving legal heirs and/or representatives,
- E. By an agreement dated 27th August 1986 the said Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Prasanta Kumar Mukherjee, Reba Ganguli, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy granted the exclusive right of development unto and in favour of Purbasa Nirman Udyog (P) Ltd. in respect of an area of about 12 cottahs be the same a little more or less out of the said Land and located on the northern part or portion thereof with the right of way of access from Hazra Road to the 12 cottahs land through the other portion of the said Land that is the eastern portion of the said Land in the manner and upon the terms and conditions as contained and recorded therein.
- F. Inasmuch as the said Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Prasanta Kumar Mukherjee, Reba Ganguli, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi Roy thus continued to remain the absolute owners of the remaining of the said Land having an area of 27 cottahs 07



chittacks and 38 sq. ft. be the same little or more or less together with the kutcha structure thereon being the demarcated southern part or portion of the said Land and lying situate at the and/or being municipal premises No. 42A, Hazra Road, then Calcutta now Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written subject to right of way of access from Hazra Road to the 12 cottahs land along the eastern portion but otherwise free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, occupiers whatsoever and/or howsoever.

- G. The said Reba Ganguli a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 27th October 1987 leaving behind her surviving her husband namely Hirendra Nath Ganduli, one daughter namely Sanjukta Ganguli and one son namely Arindam Ganguli as her only surviving legal heirs.
- H. The said Bimal Kumar Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 16th November 1989 leaving behind him surviving his wife Tanima Mukherjee and daughter namely Chandra Bharti Mukherjee as his only surviving legal heiresses.
- I. The said Hirendra Nath Ganguli a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 21st September 1992 leaving behind him surviving his one daughter namely Sanjukta Ganguli and one son namely Arindam Ganguli as his only surviving legal heirs.
- J. The said Nirmal Kumar Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law a bachelor died intestate on 20th October 1993 leaving behind him surviving his living brothers and sisters namely Prasanta Kumar Mukherjee, Mira Mukherjee, Mukul Mukherjee, Kasturi Mukherjee, Karabi Mukherjee and Purabi



Roy as his only surviving legal heirs and/or representatives in accordance with the Section 8 (b) and Section 9 of the Hindu Succession Act, 1956.

- K. The said Prasanta Kumar Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 17th January 2005 leaving behind him surviving his widow Namita Mukherjee and one daughter Aparajita Mukherjee as his only surviving legal heiresses and/or representatives.
- L. The said Mukul Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law a spinster died intestate on 27th November 2012.
- M. By an agreement dated 13th August 2014 the said Tanim Mukherjee, Chandra Bharati Mukherjee, Namita Mukherjee, Aparajita Mukherjee, Mira Mukherjee, Kasturi Mukherjee, Karabi Mukherjee, Purabi Roy, Sanjukta Ganguli and Arindam Ganguli granted the exclusive right of development of the said Premises unto and in favour of Animesh Sen for the consideration and upon the terms and conditions as contained and recorded therein.
- N. The said Kasturi Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law also a spinster died intestate on 18th June 2016.
- O. The said Mira Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law also a spinster died intestate on 19th March 2017.
- P. The said Karabi Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law also a spinster died intestate on 27th April 2018.
- Q. The said Tanim Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 05th January 2020 leaving behind her surviving her only daughter namely Chandra Bharati Mukherjee as her only surviving legal heiress and/or representative.



- R. Thus, in accordance with the incidents as hereinabove recited the Vendors and the Confirming Parties herein became the owners of the said Premises each one of them having a distinct share free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, mortgage, hypothecation, guarantee, pledge, pawn, tenancies, trespass, occupier whatsoever and/or howsoever **BUT SUBJECT HOWEVER** to the agreement dated 13th August 2014 with Animesh Sen.
- S. The said Animesh Sen had caused to have the map or plan bearing No. 2017080045 dated 23rd August 2017 sanctioned for construction erection and completion of a multistoried building at the said Premises and also made preliminary preparations for commencement of construction at the said Premises.
- T. Due to varied issues much could not be done and the past couple of years has been particularly harsh on the real estate industry due to pandemic, therefore the said Animesh Sen with the consent of the Vendors and the Confirming Parties herein involved the Purchaser herein for the development of the said Premises and proceeding with the development.
- U. By an agreement dated 08th February 2022 and registered with the Additional District Sub Registrar – V, Alipore South 24 Parganas in Book No. I, volume No. 1630 – 2021 being No. 163001143 of 2022 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the Vendors and the Confirming Parties have granted the exclusive right of development of the said Premises unto and in favour of the Purchaser herein therein referred to as the said Developer in the manner and upon the terms and conditions as contained and recorded therein and the proposed flats of the Vendor and the Confirming Parties was also divided and demarcated under a mutual agreement.



V. The Vendors being in need of funds and not requiring any accommodation at the said Premises had envisaged their desire to sell their entire share into or upon the said Premises and as such the Vendors have with the consent and concurrence of the Confirming Parties herein agreed to sell and transfer and the Purchaser have agreed to purchase and acquire **ALL THAT** the undivided 03/108th 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.98,00,000/= (Rupees Ninety Eight Lakhs) Only free from all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespass, tenancies whatsoever and/or howsoever but subject however to the said Development Agreement and the Agreement for demarcation of respective flat/s between the Vendors, Confirming Parties, Animesh Sen and the Purchaser herein therein referred to the Developer.

W. 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 owners with a marketable title in respect thereof;
- (b) The said Premises is free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespass, tenancy, whatsoever and/or howsoever;
- (c) There is no suit or legal proceeding or prohibitory orders 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 Vendors selling the said Undivided Share to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendors in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendors by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever and all the title deed 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 other agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no tenant and/or any trespasser and/or any occupier upon any part or portion of the said Premises.
- (j) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.



- (k) The Vendors are resident Indians and have ordinarily resided in India for more than 182 days in the previous financial year and have resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.
- (l) That the recitals of title mentioned hereinbefore are true and factual, the Vendors and/or any one of them 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.

X. 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 its favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.98,00,000/= (Rupees Ninety Eight 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 do hereby jointly and severally indefeasibly and forever with the consent and concurrence of the Confirming Parties herein grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the Undivided 03/108th



part and/or share into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 27 cottahs 07 chittacks and 38 sq. ft. be the same little or more or less together with the kutcha structure thereon being the demarcated southern part or portion of the said Land and lying situate at the and/or being municipal premises No. 42A, Hazra Road, then Calcutta now Kolkata 700 019 PS Ballygunge in ward No. 69 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 03/108th 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 including but not limited to the one flat on the south side of the fourteenth floor of the proposed new building **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 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, lispendens, attachments, trusts, mortgages, tenancies, trespass, occupiers whatsoever and/or howsoever.

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

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right full power absolute and indefeasible authority and absolute marketable 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 hereafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendors herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors and/or any of them;
- d) **THAT**, the said Undivided Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendors and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided



Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;

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

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 27 cottahs 07 chittacks and 38 sq. ft. be the same little or more or less together with the kutcha structure ad-measuring about 200 sq. ft. thereon being the demarcated southern part or portion of the said Land and lying situate at the and/or being municipal premises No. 42A, Hazra Road, then Calcutta now Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By remaining demarcated part or portion of 42A, Hazra Road;



- ON THE EAST: By municipal premises No. 42/1, Hazra Road;
- ON THE WEST: Partly by municipal premises No. 16, Pankaj Mullick Sarani (Ritchie Road), partly by 18, Pankaj Mullick Sarani (Ritchie Road) and partly by 41, Hazra Road;
- ON THE SOUTH: Partly by municipal premises No. 41, Hazra Road and partly by KMC Road named as Hazra Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished and also shown on the map or plan annexed hereto and delineated within **RED** borders thereon.

THE SECOND SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided 03/108th part and/or share into or upon the said Premises referred to in the First Schedule above written i.e. an area of 12 chittacks and 10 sq. ft. and constructed area of 05 sq. ft. in the asbestos shed.

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:

Himadri Nandi
2C Pandi Fia Road,
Flat - B2,
No 1-29.

Apurba Chakraborty
83 Hari Ghosh Street
Kolkata 700006.


Sanjiv Kumar

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

For Swastic Projects Pvt. Ltd.

॥५॥ 
Director

Apurba Chakrabarty
Uday Lalau
135 B&B Besant Rd
Kolkata 700001

SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTIES** at Kolkata

in the presence of:

Himalni Wandi

Apurba Chakrabarty

MI
Namita Mukherjee
Aparajita
Chandra Blonati Debnath
Pooja Ray

Drafted by me
Dilip Kumar Goel
Advocate
Alipore Court
F/873/798/99

RECEIVED of and from the withinnamed

PURCHASER the within mentioned sum of

RUPEES NINETY - EIGHT LAKHS ONLY

RS.98,00,000/=

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
07.02.2022	771839	Kotak Mahindra Bank	48,51,000/=	Sanjukta Ganguli
07.02.2022	771840	Kotak Mahindra Bank	48,51,000/=	Arindam Ganguli
		TDS	98,000/=	
		(Rupees Ninety Eight Lakhs) only	Rs. <u>98,00,000/=</u>	

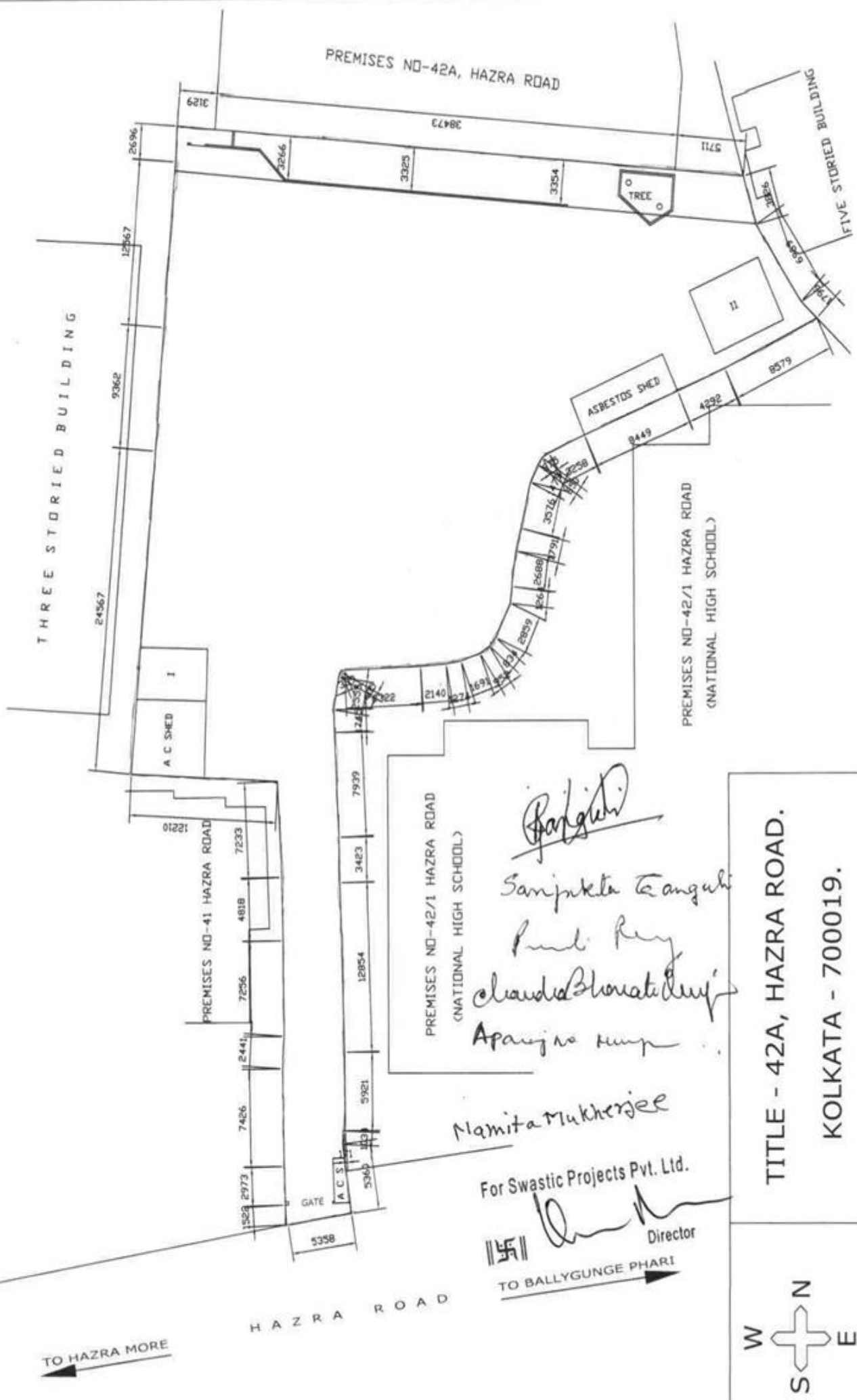
WITNESSES:

Himadri Bhandi

Apurba Chakraborty

VENDORS

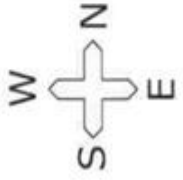

Sanjukta Ganguli



Sanjiv
 Sanjivita Ganguli
 Poojya
 Chandrabhawanji
 Apurva Kump

Mamita Mukherjee
 For Swastic Projects Pvt. Ltd.
 Director

TITLE - 42A, HAZRA ROAD.
 KOLKATA - 700019.



SPECIMEN FORM FOR TEN FINGERPRINTS

U



R

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



Sanjivita Ganguli

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



Pal Singh

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



Chandni Shrivastava

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

SPECIMEN FORM FOR TEN FINGERS

C



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



Pramila Devi

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



Nismita Mukherjee

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



Aparajita

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



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

GRN Details

GRN: 192021220179655988 Payment Mode: Online Payment (SBI Epay)
GRN Date: 08/02/2022 16:31:55 Bank/Gateway: SBlePay Payment Gateway
BRN : 3586298839620 BRN Date: 08/02/2022 16:02:06
Gateway Ref ID: 202203909093053 Method: State Bank of India New PG
Payment Status: Successful Payment Ref. No: 2000356118/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Swastic Projects Private Limited
Address: 21/2, Ballygunge Place Kolkata 700019
Mobile: 9831312355
Depositor Status: Buyer/Claimants
Query No: 2000356118
Applicant's Name: Mr Uday Jalan
Identification No: 2000356118/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000356118/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	391970
2	2000356118/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	98014
			Total	489984

IN WORDS: FOUR LAKH EIGHTY NINE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AADCS5305E



नाम /NAME

SWASTIC PROJECTS PVT LTD

गठन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

K. Das

असल आयुक्त, प.स.-XI

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

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

Pre. No. 42A, Hazra Road.
Kot-19. Sale Deed.

इस कार्ड के खो / निल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर के
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
पी-7,
चौरंगी 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.

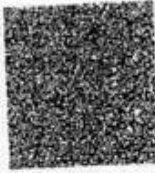
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACPPR8539Q



17062020

नाम / Name
VIVEK RUIA

पिता का नाम / Father's Name
SHEO KUMAR RUIA

जन्म की तारीख /
Date of Birth
21/06/1965

हस्ताक्षर / Signature

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
REG. OF *Plot No. 12A, Hazra Road.*
Kol-19. Sale Deed.



भारत सरकार



विवेक रूइया

Vivek Ruia

जन्मतिथि/ DOB: 21/05/1965

पुरुष / MALE



8909 9470 4246

आधार - साधारण मानुषेर अधिकार

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
IDIC OF Plt. No. 12A, Hazra Road.
Kol-19. Sale Deed.



भारतीय विशिष्ट पहचान प्राधिकरण

OF INDIA

ठिकाना:

Address

21/2, बालिगञ्ज ग्रेस,
बालिगञ्ज, कोलकाता,
पश्चिम बङ्ग - 700019

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



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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADQPG8392J



नाम /NAME

SANJUKTA GANGULI

पिता का नाम /FATHER'S NAME

HIRENDRA NATH GANGULI

जन्म तिथि /DATE OF BIRTH

02-08-1946

हस्ताक्षर /SIGNATURE

Sanjukta Ganguli

Handwritten signature of Sanjukta Ganguli

आयकर आयुक्त, प.सं. XI

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

Sanjukta Ganguli

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0658/48504/05411

Download Date: 09/05/2019

To
Sanjukta Ganguli
C/O Hirendra Nath Ganguli
C-3/7 MANJULIKA (A)
E M B Y PASS (ECTP) PHASE IV
RUBY GENERAL HOSPITAL
E.K.T
E.k.t
Kolkata West Bengal - 700107
9830990141

Generation Date: 23/04/2019

Signature valid

Digitally signed by Sanjukta Ganguli
DN: cn=Sanjukta Ganguli, o=UAI, ou=UAI, email=Sanjukta.Ganguli@uai.gov.in, c=IN
Date: 2019.04.23 10:25:17
EST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

7871 4111 7149

VID : 9115 1462 3372 6895

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sanjukta Ganguli
Date of Birth/DOB: 02/08/1946
Female/ FEMALE

Sanjukta Ganguli

7871 4111 7149

VID : 9115 1462 3372 6895

मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT



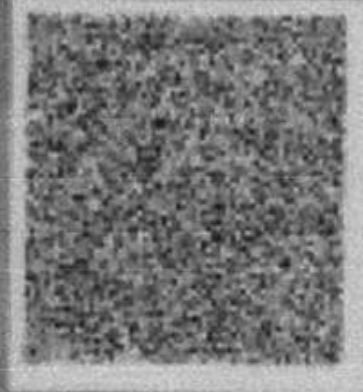
भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACMPG4580B



नाम / Name

ARINDAM GANGULI

पिता का नाम / Father's Name

HIRENDRA NATH GANGULI

जन्म का तिथि / Date of Birth

02/08/1948

हस्ताक्षर / Signature



भारत सरकार
Government of India



Issue Date: 16/12/2016



Arindam Ganguli
DOB: 02/08/1948
Male

8626 4985 5345

मेरा आधार, मेरी पहचान

Arindam Ganguli



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 13/08/2021

Address: C/O: Hirendra Nath Ganguli, No 32
5, 3rd Floor Blessing 3rd Cross, Hutchins
Road, Bangalore North, Bengaluru,
Karnataka, 560084



8626 4985 5345



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Conv.

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACZPR9611B

नाम /NAME

PURABI ROY

पिता का नाम /FATHER'S NAME

PEARY MOHAN MUKHERJEE

जन्म तिथि /DATE OF BIRTH

12-07-1941

हस्ताक्षर /SIGNATURE

Purabi Roy

B. K. Das

आयकर आयुक्त, प.वं. - XI

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

Purabi Roy



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20064/20389

To
পুরবী রায়
Purabi Roy
47/C ABDUL HALIM LANE
Park Street H.O
Park Street
Kolkata
West Bengal 700016
41116050
01/09/2013
MN411160503FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5419 2299 8652

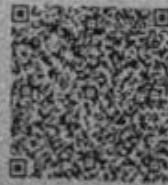
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



পুরবী রায়
Purabi Roy
পিতা : পিয়ারী মোহন মুখার্জী
Father : Peary Mohan Mukherjee
জন্মতারিখ / DOB : 12/07/1941
মহিলা / Female



5419 2299 8652

আধার - সাধারণ মানুষের অধিকার

Purabi Roy

Purabi Roy

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NAMITA MUKHERJEE

BANKIM BANERJEE

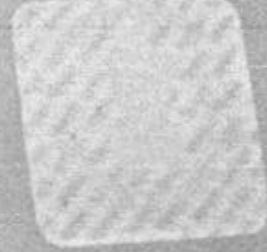
09/07/1951

Permanent Account Number

BNMPM3243B

Namita Mukherjee

Signature



19072011

Namita Mukherjee



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র

WB/23/146/ 315296



: NAMITA MUKHERJEE

: নমিতা মুখার্জী

: PRASANTA KR

: প্রশান্তকুমার

: FEMALE

: মহিলা

: 44

: ৪৪

Age as on 1.1.1995 : 44
১.১.১৯৯৫এ বয়স : ৪৪

Electoral's Name

নির্বাচকের নাম

Father/Mother/
Husband's name

পিতা/মাতা/
স্বামীর নাম

Sex

লিঙ্গ

Namita Mukherjee

42/A HAZRA ROAD

ঠিকানা : ৪২/এ হাজরা রোড


Fascimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
For CHOWRINGHEE Assembly Constituency
চৌরঙ্গী বিধানসভা নির্বাচন কেন্দ্র

Place : CALCUTTA

স্থান : কলিকাতা

Date : 9.3.1995

তারিখ : ৯.৩.১৯৯৫

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
APARAJITA MUKHERJEE		
PRASANTA MUKHERJEE		
09/08/1978		
Permanent Account Number		
AOWPM6613D		
		
Signature		

Aparajita Mukherjee



भारत सरकार
GOVERNMENT OF INDIA



अपराजित मुखर्जी
Aparajita Mukherjee
जन्म तिथि/ DOB: 09/08/1978
महिला / FEMALE



8863 8053 9692

आधार-आम आदमी का अधिकार

Aparajita Mukherjee



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

W/O संजय गोस्वामी,
एच-3/37, महावीर एन्क्लेव,
पालम डाबरी रोड, पालम
गाँव, दक्षिण पश्चिमी दिल्ली,
दिल्ली - 110045

W/O Sanjay Goswami, H-3/37,
MAHAVIR ENCLAVE, PALAM
DABRI ROAD, Palam Village,
South West Delhi,
Delhi - 110045



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WWW

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P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRA BHARATI MUKHERJEE

BIMAL KUMAR MUKHERJEE

02/09/1955



Permanent Account Number

ALZPM7362F



Chandra Bharati Mukherjee

Signature

Chandra Bharati Mukherjee

ভারতীয় নিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কির আই ডি/Enrollment No.: 1040/19875/00453

To
চন্দা ভারতী মুখার্জী
Chandra Bharati Mukherjee
42 A HAZRA ROAD
BALLYGUNGE Ballygunge S.O
Ballygunge Kolkata
West Bengal 700019
9903842747

12367250



MN125672504DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7152 6034 8835

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



চন্দা ভারতী মুখার্জী
Chandra Bharati Mukherjee
পিতা : বিমল কুমার মুখার্জী
Father : BIMAL KUMAR MUKHERJEE
জন্ম সাল / Year of Birth : 1955
মহিলা / Female



7152 6034 8835

আধার - সাধারণ মানুষের অধিকার



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



নির্বাচকের নাম : শিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jodab Mondal

লিঙ্গ / Sex : পুরু / M

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

Sisir Mondal

JTK3837937

ঠিকানা:
শেটুয়া মণ্ডল শাড়া ও রুইদাসপাড়া মল্লিকপুর বারুই পুর
বর্ডিন 24 পরগণা 700147

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

Date: 12/08/2007
104-বারুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের দ্বারা অনুমোদিত

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





ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ডেজিটাল সিনেট নাম
ডেভেলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.








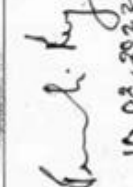


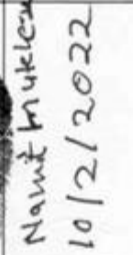


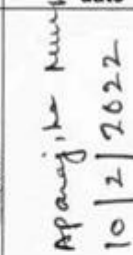
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302000356118/2022



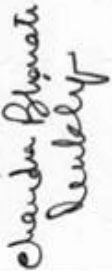



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SANJUKTA GANGULI C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, Kolkata, City:- , P.O:- Anandapur, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	Seller			Sanjukta Ganguli 10/02/2022
2	Mr Arindam Ganguli 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town, City:- , P.O:- Bengaluru, P.S:- BASAVANAGUDI, District:-Bangalore, Karnataka, India, PIN:- 560084	Seller			Arindam Ganguli 10-02-22

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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 [Swastic Projects Private Limited]			 10-02-2022
4	Purabi Roy 47/C, Abdul Halim Lane, City:- , P.O:- Park Street, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700016	Seller			 10.02.2022
5	Namita Mukherjee 17, Palit Street, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Seller			 10/2/2022
6	Aparajita Mukherjee 17, Palit Street, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Seller			 10/2/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Chandra Bharati Mukherjee 2C, Panditya Road, Flat No: B2, City:-, P.O:- Sarat Bose Road, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Seller			
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:-, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Mrs SANJUKTA GANGULI, Mr Arindam Ganguli, Mr Vivek Ruia, Purabi Roy, Namita Mukherjee, Aparajita Mukherjee, Chandra Bharati Mukherjee			 10.02.2022

(Rita Lepcha)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1630-01254/2022	Date of Registration	11/02/2022
Query No / Year	1630-2000356118/2022	Office where deed is registered	
Query Date	31/01/2022 1:37:50 PM	D.S.R. - V 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 : 2]	
Set Forth value		Market Value	
Rs. 98,00,000/-		Rs. 98,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,92,020/- (Article:23)		Rs. 98,046/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, , Premises No: 42A, , Ward No: 069 Pin Code : 700019

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	12 Chatak 5 Sq Ft	97,95,000/-	97,95,000/-	Width of Approach Road: 18 Ft.,
Grand Total :				1.249Dec	97,95,000 /-	97,95,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5 Sq Ft.	5,000/-	5,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Thatched, Extent of Completion: No door and windows					
Total :		5 sq ft	5,000 /-	5,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature	
1	<p>Mrs SANJUKTA GANGULI Daughter of Late Hirendra Nath Ganguli C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, Kolkata, City:- , P.O:- Anandapur, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2J, Aadhaar No: 78xxxxxxx7149, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence</p>	
2	<p>Mr Arindam Ganguli Son of Late Hirendra Nath Ganguli 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town, City:- , P.O:- Bengaluru, P.S:-BASAVANAGUDI, District:-Bangalore, Karnataka, India, PIN:- 560084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx0B, Aadhaar No: 86xxxxxxx5345, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence</p>	
3	<p>Purabi Roy Wife of Late Kalyan Shankar Roy 47/C, Abdul Halim Lane, City:- , P.O:- Park Street, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx1B, Aadhaar No: 54xxxxxxx8652, Status :Confirming Party, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence</p>	
4	<p>Namita Mukherjee Wife of Late Prasanta Kumar Mukherjee 17, Palit Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence</p>	
5	<p>Aparajita Mukherjee Wife of Sanjay Goswami 17, Palit Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx3D, Aadhaar No: 88xxxxxxx9692, Status :Confirming Party, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence</p>	
6	<p>Chandra Bharati Mukherjee Wife of Hiram Nandy 2C, Panditya Road, Flat No: B2, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx2F, Aadhaar No: 71xxxxxxx8835, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence</p>	

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Vivek Ruia (Presentant) 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: 89xxxxxxxx4246 Status : Representative, Representative of : Swastic Projects Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047			
Identifier Of Mrs SANJUKTA GANGULI, Mr Arindam Ganguli, Mr Vivek Ruia, Purabi Roy, Namita Mukherjee, Aparajita Mukherjee, Chandra Bharati Mukherjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs SANJUKTA GANGULI	Swastic Projects Private Limited-0.624479 Dec
2	Mr Arindam Ganguli	Swastic Projects Private Limited-0.624479 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs SANJUKTA GANGULI	Swastic Projects Private Limited-2.50000000 Sq Ft
2	Mr Arindam Ganguli	Swastic Projects Private Limited-2.50000000 Sq Ft

Endorsement For Deed Number : I - 163001254 / 2022

On 09-02-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 98,00,000/-



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

On 10-02-2022

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

Presented for registration at 17:25 hrs on 10-02-2022, at the Private residence by Mr Vivek Ruia ,.

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

Execution is admitted on 10/02/2022 by 1. Mrs SANJUKTA GANGULI, Daughter of Late Hirendra Nath Ganguli, C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, Kolkata, P.O: Anandapur, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Retired Person, 2. Mr Arindam Ganguli, Son of Late Hirendra Nath Ganguli, 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town, P.O: Bengaluru, Thana: BASAVANAGUDI, , Bangalore, KARNATAKA, India, PIN - 560084, by caste Hindu, by Profession Retired Person, 3. Purabi Roy, Wife of Late Kalyan Shankar Roy, 47/C, Abdul Halim Lane, P.O: Park Street, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 4. Namita Mukherjee, Wife of Late Prasanta Kumar Mukherjee, 17, Palit Street, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 5. Aparajita Mukherjee, Wife of Sanjay Goswami, 17, Palit Street, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 6. Chandra Bharati Mukherjee, Wife of Hirak Nandy, 2C, Panditya Road, Flat No: B2, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 10-02-2022 by Mr 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

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service



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

On 11-02-2022

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 98,046/- (A(1) = Rs 98,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 98,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2022 4:33PM with Govt. Ref. No: 192021220179655988 on 08-02-2022, Amount Rs: 98,014/-, Bank: SBI EPay (SBlePay), Ref. No. 3586298839620 on 08-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,92,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 3,91,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 86626, Amount: Rs.50/-, Date of Purchase: 11/01/2022, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2022 4:33PM with Govt. Ref. No: 192021220179655988 on 08-02-2022, Amount Rs: 3,91,970/-,
Bank: SBI EPay (SBlePay), Ref. No. 3586298839620 on 08-02-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 64882 to 64929

being No 163001254 for the year 2022.



(Leena Mondal) 2022/03/16 06:32:41 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)