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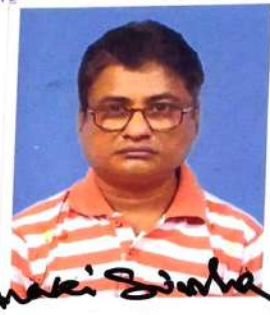


পশ্চিমবঙ্গ পশ্চিম বঙ্গ WE. BENGAL
 The Government of West Bengal
 The Registrar of Documents
 Kolkata

82AB 196517



28/08/2023
 2002173904/2023
 3-55 P.M.



Pinaki Sinha

THIS DEED OF CONVEYANCE is made on this 28th day of August Thousand and Twenty Three **BETWEEN PAMPA SINHA** (PAN BZOPS8358B & Aadhaar No. 6337 7748 8667) daughter of Late Kamal Kumar Sinha an Indian national, by faith Hindu, by occupation Service and **PINAKI SINHA** (PAN BZOPS7579C & Aadhaar No. 7393 6319 0757) son of



Pampa Sinha



[Handwritten signature]

3-55 P.M.
 28/8/23

6604

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME.....
ADD.....
Re.....
14 JUN 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K.S. Roy Road, Kol-1

14 JUN 2023

14 JUN 2023

8895

8895

For Swastic Heights Pvt. Ltd.



Director

8896

Tanpa Singh

8897

Bnaki Sinha



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Alipore, South 24 Parganas

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Sisir Mondal
SISIR MONDAL
Petua Mondal Para,
O Ruidaspara, Petua,
Baruipur, 24 PGS (S)
Kolkata-700147

Late Kamal Kumar Sinha an Indian national, by faith Hindu, by occupation Business both presently residing at No. 53, Paddapukur Road, Kolkata – 700 020, PO Lala Lajpat Rai Sarani PS Bhawnipore and also of 38/3, Baghbazar Street, Kolkata 700 003, PO Baghbazar, PS Shyampukur 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/or assigns) of the **ONE PART AND SWASTIC HEIGHTS PRIVATE LIMITED** (PAN AABCH2817C) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat and is herein represented by one of its directors, **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Late Sheo Kumar Ruia an Indian national, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge are 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 successor, successor in interest and assign/s) of the **OTHER PART**:

WHEREAS:

1. A By the Indenture dated 29th May 1945 and registered with the District Sub – Registrar, Alipore in Book No. 1, volume No. 45, pages 14 to 21 being No. 1684 for the year 1945 one Shiva Narayan Bose sold transferred and conveyed unto and in favour of Panchanan Sinha, Anath Nath Sinha and Probhat Chandra Sinha **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 05 cottahs and 05 chittacks be the same a little more or less together with the brick built dwelling house lying situate at and/or being municipal premises No. 53, Padmapukur Road now Paddapukur Road, Kolkata 700 020 PO Lala Lajpat Rai Sarani, PS Bhowanipore (hereinafter referred to as the said **LAND – A**) in the manner and for the consideration as contained and recorded therein.





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1. B The said Ananth Nath Sinha (since deceased) died intestate leaving behind him surviving his one son namely Kamal Kumar Sinha as his only surviving legal heir and/or representative since his wife namely Gahna Sinha had predeceased him.
1. C The said Panchan Sinha (since deceased) a bachelor died intestate on 03rd May 1959 leaving him surviving his sister namely Hemalini Ghosh as his only surviving legal heiress and/or representative in accordance with the Hindu Law of Succession.
1. D By the Bengal deed of gift dated 2nd July 1960 registered with the Sub Registrar Alipore, Sadar in Book No. I, volume No. 84 in pages 205 to 207 being No. 5602 of 1960 the said Hemalini Ghosh out of natural love and affection she had for Kamal Kumar Sinha (since deceased) and Probhat Chandra Sinha (since deceased) gifted her share in the said Land – A to the said Kamal Kumar Sinha (since deceased) and Probhat Chandra Sinha (since deceased) absolutely and forever.
1. E The said Probhat Chandra Sinha also a bachelor died intestate on 19th November 1982, leaving behind him surviving the said Pushpa Rani Bose (since deceased) and the said Kamal Kumar Sinha (since deceased) as his only surviving legal heirs and/or representatives in accordance with the Hindu Law of Succession since the said Hemalini Ghosh predeceased him and she had no issues.
1. F The said Pushpa Rani Bose (since deceased) died intestate on 09th November 2004 leaving behind her surviving her only son namely Debasish Bose as her only legal heir since her husband namely Shibnarayan Bose predeceased her on 09th February 1982.
1. G The said Kamal Kumar Sinha died intestate on 08th July 2008 leaving behind him surviving his only son namely Pinaki Sinha and one daughter namely Pampa Sinha as his only surviving legal heirs and/or representatives since his wife namely Gita Sinha predeceased him on 24th February 1996.
1. H By an agreement dated 01st June 2009 and registered with the District Sub – Registrar – I, Alipore, South²⁴ Parganas in Book No. I, CD volume No. 8, in pages 3978 to 3995 being deed No. 01806 for the year 2009 the said Debasish Bose agreed to sell and transfer in favour of the said Pinaki Sinha and Pampa Sinha **ALL THAT** his





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undivided 1/4th part and/or share into or upon the said Land – A free of all encumbrances whatsoever and/or howsoever.

1. I By the Deed of Sale dated 25th October 2021 and registered with the District Sub – Registrar – I, Alipore South 24 Parganas in Book No. I, volume No. 1601 – 2021 page from 133008 to 133 032 being No. 160102663 for the year 2021 the said Debasis Bose sold transferred and conveyed unto and in favour of the said Pinaki Sinha and Pampa Sinha **ALL THAT** the undivided one fourth part and/or share into or upon the said Land – A in the manner and for the consideration as contained and recorded therein.
1. J The Vendors thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owners of **ALL THAT** the said Land – A free of all encumbrances.
1. K By an agreement dated 10th March 2022 and registered with the District Sub – Registrar – V, Alipore, South 24 Parganas in Book No. I, volume No. 1630 – 2022 page from 84144 to 84193 being No. 163001822 for the year 2022 the Vendors granted the exclusive right of development and in favour of Swastic Heights (P) Ltd. the Purchaser herein in respect of the said Land – A in the manner as contained and recorded therein.
2. A By an Indenture dated 29th December 1964 and registered with the Sub – Registrar at Alipore in Book No. I, volume No. 10 in pages 171 to 172 being No. 15 for the year 1965 Khagendra Bala Mitra, Nalini Nath Mitra, Gouri Bala Mitra and Jatindra Nath Mitra sold transferred and conveyed unto and in favour of Krishna Chandra Neogi **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 16 chittacks and 30 sq. ft. be the same a little more or less together with the partly one and partly two storied building standing thereof and being the divided and demarcated northern and western part of the of premises No. 1/1, Pran Nath Pandit






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Street, Kolkata (hereinafter referred to as the said **LAND - B**) for the consideration and in the manner as contained and recorded therein.

2. B The said Premises was purchased by the said Krishna Chandra Neogi out of the money belonging to Amar Nath Neogi and Sati Nath Neogi.
2. C By an Indenture dated 18th August 1965 and registered with the Sub - Registrar of Alipore, District 24 Parganas in book No. I, volume No. 135 in pages 185 to 189 being No. 7071 of 1965 the said Krishna Chandra released and transferred unto and in favour of the said Amar Nath Neogi and Sati Nath Neogi **ALL THAT** the said Land - B absolutely and forever in the manner as contained and recorded therein.
2. D The said Amar Nath Neogi and Sati Nath Neogi thus became seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Land - B as absolute owners thereof with a marketable title free of all encumbrances and charges whatsoever and/or howsoever.
2. E By an Indenture dated 23rd August 1965 and registered with the Sub - Registrar of Alipore, District 24 Parganas in book No. I, volume No. 135 in pages 190 to 199 being No. 7073 of 1965 the said Amar Nath Niyogi and Sati Nath Niyogi settled and transferred in trust unto and in favour of the said Amar Nath Niyogi and Sati Nath Niyogi **ALL THAT** the said Land - B with the intent and object of maintenance, support and residence of Sm. Uma Rani Neogy and Sm. Jahar Bala Neogy and upon the death of both the trust shall come to an end.
2. F The said Jahar Bala Neogy died in the year 1967.
2. G One Nalini Nath Mitra was seized and possessed of undivided one fourth part and/or share into or upon the piece or parcel of land measuring 6½ cottahs together with two storied building thereon lying at 1/1, Prannath Pandit Street, Calcutta and pursuance to the decree passed by the Hon'ble Calcutta High Court in Suit No. 1621 of 1955 and the same was transferred to the District Court, 24 Parganas for execution and in money execution case No. 22 of 1957 the undivided one fourth share as hereinabove mentioned was attached on 11th March 1958.
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2. H Pursuance to the attachment as hereinabove recited the one fourth share into or upon the said 1/1, Prannath Pandit Street was put up for sale and the said Nrisingha Kumar Basu, Asoke Kumar Basu and Rama Basu were declared the highest bidders and the necessary sale certificate was issued in their favour.
2. I By an Indenture dated 26th March 1971 and registered with the Joint Sub Registrar Alipore District 24 Parganas in Book No. 1, volume No. 44 in pages 09 to 15 being No. 1293 for the year 1971 the said Nrisingha Kumar Basu, Asoke Kumar Basu and Rama Basu sold transferred and conveyed unto and in favour of the said Amar Nath Neogy **ALL THAT** the said one fourth undivided share into or upon the said Land - B for the consideration and in the manner as contained and recorded therein.
2. J By the Deed of Conveyance dated 14th December 1977 and registered with the District Sub Registrar Alipore in Book No. I, volume No. 204 in pages 287 to 294 being No. 7907 for the year 1977 Anjali Neogy sold transferred and conveyed unto and in favour of Somenath Neogi **ALL THAT** the undivided 03/8th part and/or share into or upon the said Land - B for the consideration and in the manner as contained and recorded therein.
2. K The said Uma Rani Neogi died on 25th June 1991, thus the said Trust under the Deed of Trust dated 23rd August 1965 came to an end and the following became the absolute owners in respect of the said Land - B having following shares thereupon: -
- | | | |
|-----|------------------|---------------------|
| i. | Amar Nath Niyogi | 05/08 th |
| ii. | Somenath Niyogi | 03/08 th |
2. L By an Indenture dated 26th December 1992 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 223 in pages 1 to 18 being No. 22803 for the year 1992 (hereinafter referred to as the said **TRUST DEED**) the said Amar Nath Neogi and Somenath Neogi settled the said Land - B whereby and wherein the said Amar Nath Neogi and Dibendu Dutta were appointed trustees and the said Land - B shall ultimately belong to Joy Roychowdhury subject however to the life interest of





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residence of the said Amar Nath Neogi and Somenath Neogi as well as that of Sankar Nath Neogi, Shib Nath Neogi, Rabindra Nath Neogi, Bhaskar Nath Neogi, Rathindra Nath Neogi and Jumila Neogi in the manner and upon the terms and conditions as contained and recorded therein.

2. M By a Deed of Declaration dated 17th September 1998 registered with the ADSR Alipore in Book No. IV, volume No. 9 in pages 89 to 98 being No. 476 of 1998 the said Amar Nath Neogi and Somenath Neogi modified the said Trust Deed in the following manner:

- i. The said Dibyendu Dutta resigned as the Trustee and hence the said Dibyendu Dutta was removed as the Trustee;
- ii. The said Shib Nath Neogi, Joy Roy Chowdhury and Jumila Neogi were appointed as Trustees;
- iii. Lila Neogi and Minoti Roy Chowdhury were further provided life interest of residence into or upon the said Land - B;
- iv. Apart from Joy Roy Chowdhury as the only beneficiary the said Jumila Neogi was also included as one of the beneficiary under the said Trust Deed;

2. N By the Deed of Declaration dated 23rd December 2003 registered with the District Sub Registrar – I, South 24 Parganas Alipore in Book No. I, volume No. 3 in pages 281 to 289 being No. 00052 of 2004 the said Amar Nath Neogi as one of the Trustee recorded the usage of the rooms having fallen vacant after demise of some family member and also future usage of the other rooms in the building at the said Land - B.

2. O In the mean-while the following persons died: -

1. Rabindra Nath Neogi on 20th August 1994;
2. Somenath Neogi on 08th April 2000;
3. Shib Nath Neogi on 27th November 2001;
4. Shankar Nath Neogi on 07th December 2003;
5. Bhaskar Nath Neogi on 27th January 2005;





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6. Amar Nath Neogi on 24th March 2016;
 7. Lila @ Leela Neogi on 23rd May 2021;
2. P Upon the death of Amar Nath Neogi and Somenath Neogi, the said Joy Roy Chowdhury and Jumila Neogi were the only remaining Trustees.
 2. Q The said Rathindra Nath Neogi is alive and has surrendered his right as licensee to reside at the said Land - B and handed over peaceful vacant possession of the portion occupied on the ground floor of the said Land - B as confirmed by a letter dated 23rd March 2022 and an Affidavit dated 23rd March 2022.
 2. R The said Minati Roy Chowdhury is alive and has surrendered her right as licensee to reside at the said Land - B and handed over peaceful vacant possession of the portion occupied on the First and Second floor of the said Land - B as confirmed by a letter dated 23rd March 2022 and an Affidavit dated 23rd March 2022.
 2. S Upon the surrender of the right of residence and handing over of the peaceful vacant possession of the respective portions/ space occupied by Minati Roy Chowdhury and Rathindra Nath Neogi at the said Land - B, the entirety of the said Land - B is under the exclusive and absolute possession of the Vendors herein and there is no other impediment or term granting any right to any other person to occupy/ reside/ stay at the said Land - B.
 2. T The said Joy Roy Chowdhury and the said Jumila Neogi were the only two beneficiaries under the said Trust Deed and under provisions of Section 78 (a) of the India Trusts Act, 1882 they being competent to contract by mutual consent agreed to revoke the said Trust Deed.
 2. U By the deed of dissolution dated 21st April 2022 and registered with the District Sub – Registrar – V, Alipore in book No. IV, volume No. 1630 – 2022 in pages 2599 to 2634 being No. 163000086 for the year 2022 the said Joy Roy Chowdhury and Jumila Neogi by mutual consent dissolved and revoked the trust created by virtue of the said Trust Deed.





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2. V By the deed of conveyance dated 11th May 2022 and registered with the District – Sub Registrar – IV, Alipore, South 24 Parganas in Book No. I, volume No. 1604 – 2022 page from 180362 to 180389 being No. 160405175 of 2022 the said Joy Roy Chowdhury and Jumila Neogi sold transferred and conveyed unto and in favour of the Satwic Vivek Ruia **ALL THAT** the said Land – B for the consideration and in the manner as contained and recorded therein.
3. A By the deed of conveyance dated 13th May 2022 and registered with the District – Sub Registrar – IV, Alipore, South 24 Parganas in Book No. I, volume No. 1604 – 2022 page from 183048 to 183066 being No. 160405461 of 2022 the said Pampa Sinha and Pinaki Sinha sold transferred and conveyed unto and in favour of the said Satwic Vivek Ruia **ALL THAT** the un-demarcated and undivided 50 sq. ft. area in the said Land – A for the consideration and in the manner as contained and recorded therein.
3. B By the deed of conveyance dated 13th May 2022 and registered with the District – Sub Registrar – IV, Alipore, South 24 Parganas in Book No. I, volume No. 1604 – 2022 page from 186295 to 186312 being No. 160405460 of 2022 the said Satwic Vivek Ruia sold transferred and conveyed unto and in favour of the said Pampa Sinha and Pinaki Sinha **ALL THAT** the un-demarcated and undivided 50 sq. ft. area in the said Land – B for the consideration and in the manner as contained and recorded therein.
3. C The said Land – A and the said Land – B was amalgamated as one single holding No. in the records of the Kolkata Municipal Corporation and the same was numbered as municipal premises No. 1/1A, Prannath Pandit Street (which included the municipal premises No. 53, Paddapukur Road), Kolkata 700 025 having KMC assessee No. 110722400021 (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
3. D The said Swastic Heights Private Limited has caused the map or plan bearing No. 2023080045 dated 04th August 2023 sanctioned from the Kolkata Municipal





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Corporation for construction of the new building in accordance thereof and the structure on the front side thereof has been demolished.

3. E The Vendors in dire need of funds had approached the Purchaser and thus after protracted negotiations the Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire out of the share of the Vendors into or upon the said Premises **ALL THAT** the undivided 08.50% part and/or share into or upon the land comprised in the said Premises together with undivided share in the structures standing thereon (hereinafter 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.39,75,000/= (Rupees Thirty Nine Lakhs and Seventy Five Thousand) only.

3. F At or before the execution of these presents the Vendors and each one of them have solely and jointly assured and represented to the Purchaser as follows which has been fully relied upon by the Purchaser: -

(a) The Vendors are jointly along with Satwic Vivek Ruia seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners with a marketable title in respect thereof and each one of them have a distinct but undivided share thereon;

(b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, tenancy, pawn, pledge, guarantee, personal guarantee by any of the Vendors or any of their predecessor in interest and/or title 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 the Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations whatsoever and/or howsoever



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- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendors selling the said Share to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendors share in the said Premises does not stand mortgaged and/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 loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever and all the original title deeds relating to Land – A at the time of execution of this deed is in the exclusive custody of the Vendors themselves.
- (g) None of the Vendors have entered into any agreement for sale and/or transfer and/or any other writing whatsoever and/or howsoever in respect of the said Premises or any part thereof, save and except as stated herein.
- (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.
- (i) There is no tenant and/or any trespasser and/or any occupier and/or encroachment 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) That the recitals of title mentioned hereinbefore are true and factual, the Vendors have not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.





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NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.39,75,000/= (Rupees Thirty Nine Lakhs and Seventy Five Thousand) 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 jointly and severally acquit release and discharge the Purchaser and the said Share hereby intended to be conveyed they the Vendors do hereby indefeasibly and forever jointly and severally grant sell convey transfer assign and assure unto and in favour of the Purchaser herein out of the share of the Vendors **ALL THAT** the undivided **08.50%** part and/or share into or upon the land comprised in the municipal premises No. **1/1A, Prannath Pandit Street** (which included the municipal premises No. 53, Paddapukur Road), Kolkata 700 025, in ward No. 72 of the Kolkata Municipal Corporation, having KMC assessee No. 110722400021 having a **total land area of 10 cottahs 02 chittacks and 30 sq. ft.** be the same a little more or less together with undivided share in the structures standing thereon (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 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





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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 Vendors 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 Vendors **AND TO HAVE AND TO HOLD** the said Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, trespassers.

II. **THE 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 Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispensens attachments trusts mortgages whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the





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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 Vendors 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 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;
- 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 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 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 unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;





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THE FIRST SCHEDULE ABOVE REFERRED TO**('PREMISES')**


ALL THAT the piece or parcel of land containing by ad-measurement an area of about **10 cottahs 02 chittacks and 30 sq. ft.** be the same a little more or less together with the two storied dilapidated building (50 years old) measuring about 1000 sq. ft. on the ground floor and 900 sq. ft. on the first floor standing thereon and lying situate at and/or being municipal premises No. **1/1A, Prannath Pandit Street**, Police Station Bhowanipore, **Kolkata 700 025**, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 72, Assessee No. 110722400021 in the District of 24 Parganas (S), Sub-Registry Alipore and is butted and bounded in the manner following: -

- ON THE NORTH: Partly by municipal premises No. 54C, Paddapukur Road partly by municipal premises No. 52B, Paddapukur Road, partly by municipal premises No. 51, Paddapukur Road, partly by municipal premises No. 1, Prannath Pandit Street and partly by passage;
- ON THE SOUTH: Partly by municipal premises No. 2C, Prannath Pandit Street and partly by municipal premises No. 1/2, Prannath Pandit Street
- ON THE EAST: Partly by municipal premises No. 1/1B, Prannath Pandit Street and partly by KMC Road;
- ON THE WEST: By Passage;

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 undivided **08.50%** part and/or share into or upon the land and structure comprised in the said 'Premises' referred to in the First Schedule above i.e. 624 sq. ft. land area and 164 sq. ft. structure area.





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

2^o AUG 2023

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 **VENDORS** at Kolkata

in the presence of:

Rinaki Sinha

Sisir Mondal
SISIR MONDAL
Petua Mondal Para,
O Ruidaspara, Petua,
Baruipur, 24 PGS (S)
Kolkata-700147

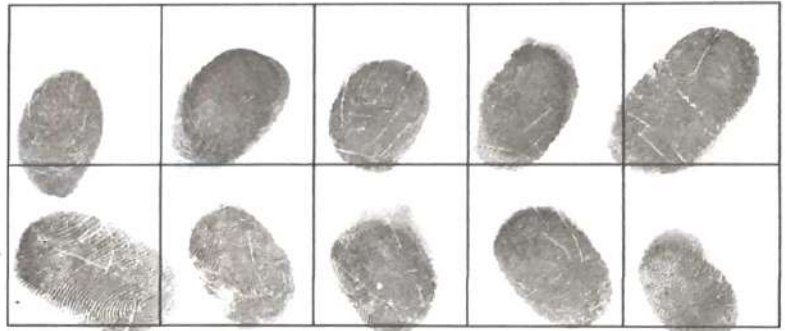
Rinaki Sinha



Pradip Choudhury
36/3 Bughbazar
St. Kol. 3

Pradip Choudhury

Pradip Choudhury



SIGNED SEALED AND DELIVERED

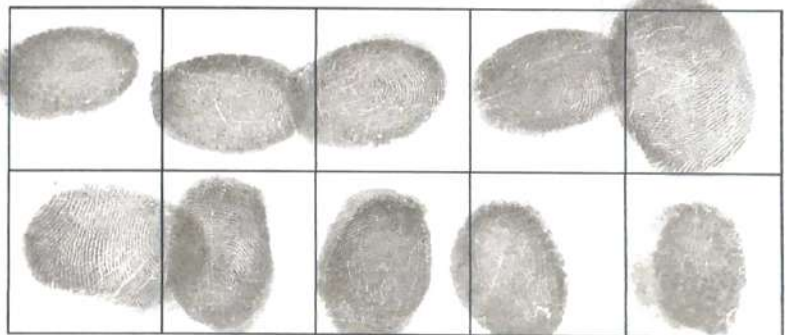
by the **PURCHASER** at Kolkata

in the presence of:

For Swastic Heights Pvt. Ltd.

[Signature]
|| ५ || Director

Sisir Mondal
Pradip Choudhury



Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/00



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

28 AUG 2023

RECEIVED of and from the within named

PURCHASER the within mentioned amount of

RUPEES THIRTY-NINE LAKHS AND

SEVENTY-FIVE THOUSAND ONLY

RS.39,75,000/=

in full and final payment of the herein mentioned

consideration amount in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn on	Amount Rs.	In favour of
10.03.2022	004096	Kotak Mahindra Bank	25,000/=	Pampa Sinha
10.03.2022	004095	Kotak Mahindra Bank	25,000/=	Pinaki Sinha
10.03.2022	004099	Kotak Mahindra Bank	3,25,000/=	Pinaki Sinha
10.03.2022	004101	Kotak Mahindra Bank	3,25,000/=	Pampa Sinha
11.03.2022	RTGS	Kotak Mahindra Bank	3,00,000/=	Pinaki Sinha
11.03.2022	RTGS	Kotak Mahindra Bank	3,00,000/=	Pampa Sinha
24.08.2023	RTGS	Kotak Mahindra Bank	2,00,000/=	Pampa Sinha
26.08.2023	005614	Kotak Mahindra Bank	13,37,500/=	Pinaki Sinha
26.08.2023	005615	Kotak Mahindra Bank	11,37,500/=	Pampa Sinha
(Rupees Thirty Nine Lakhs and Seventy Five Thousand) only			Rs.39,75,000/=	

Witnesses:

[Signature]

[Signature]

[Signature]
[Signature]

VENDORS



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

28 AUG 2023

Page
No. 2998






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 16042002173904/2023

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 Pampa Sinha 53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Seller			<i>Pampa Sinha</i> 28/8/23
2	Mr Pinaki Sinha 53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Seller			<i>Pinaki Sinha</i> 28/8/23



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
3	Mr Vivek Ruia City: - , P.O - Ballygunge, P.S.- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [Swastic Heights Private Limited]			 28.08.2023
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	Mrs Pampa Sinha, Mr Pinaki Sinha, Mr Vivek Ruia			 28/08/2023

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





ভাৰতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

TYK0005793



নির্বাচকের নাম - শিশির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : XX / XX / 1984

Sisir Mondal
Sisir Mondal

TYK0005793

ঠিকানা:
পেটুয়া মন্ডল পাড়া ও রুইদাসপাড়া পেটুয়া বারুইপুর
দক্ষিণ 24 পরগণা 700147

Address:
PETUA MONDAL PARA O RUIDASPARA
PETUA BARUIPUR SOUTH 24
PARGANAS 700147

Sisir

Date: 10/12/2008

140-বারুইপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
140-Baruipur Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা 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
list of the changed address and to obtain the card
with same number.

08 U 10 10



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



192023240188312188

GRN Details

GRN:	192023240188312188	Payment Mode:	SBI Epay
GRN Date:	25/08/2023 13:59:22	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7683459113429	BRN Date:	25/08/2023 14:00:13
Gateway Ref ID:	202323726117420	Method:	State Bank of India New PG CC
GRIPS Payment ID:	250820232018831217	Payment Init. Date:	25/08/2023 13:59:22
Payment Status:	Successful	Payment Ref. No:	2002173904/5/2023

[Query No*/Query Year]

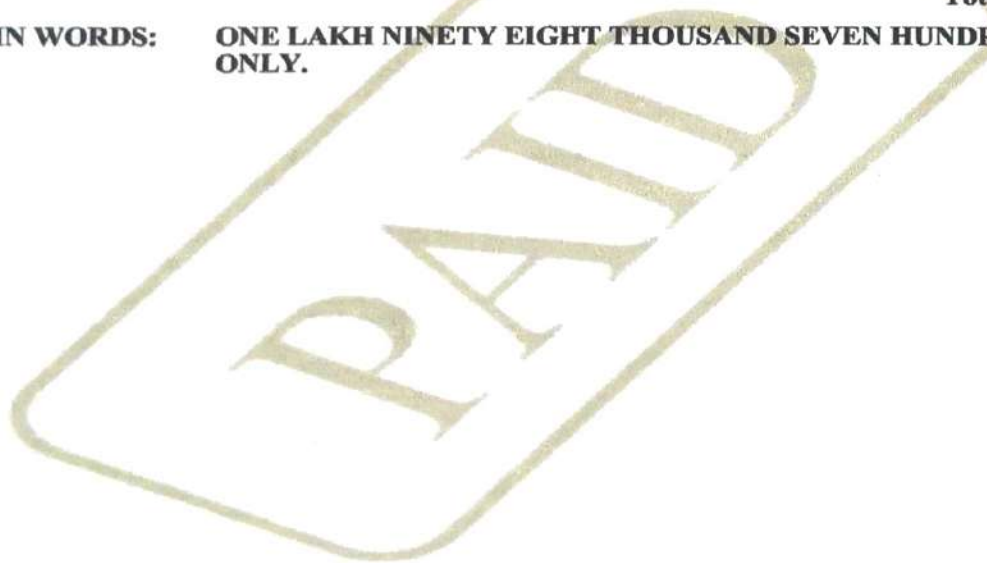
Depositor Details

Depositor's Name:	Ms Swastic Heights Pvt Ltd
Address:	21/2 Ballygunge place kolkata 700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	25/08/2023
Period To (dd/mm/yyyy):	25/08/2023
Payment Ref ID:	2002173904/5/2023
Dept Ref ID/DRN:	2002173904/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002173904/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	159010
2	2002173904/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	39764
			Total	198774

IN WORDS: ONE LAKH NINETY EIGHT THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY.





सत्यमेव जयते

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

Query No / Year	2002173904/2023	Office where deed will be registered
Query Date	24/08/2023 2:56:45 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. 39,75,000/-	Rs. 39,75,006/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,59,020/- (Article:23)	Rs. 39,764/- (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: Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pranath Pandit Street, , Premises No: 1/1A, , Ward No: 072, Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	624 Sq Ft	39,00,000/-	39,00,006/-	Property is on Road
Grand Total :				1.43Dec	39,00,000 /-	39,00,006 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	164 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 104 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 60 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		164 sq ft	75,000 /-	75,000 /-	

Darshini - Moushi
BY - Mm



Query No: 2002173904 of 2023, Printed On : Aug 24 2023 6:09PM, Generated from wbregistration.gov.in

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Pampa Sinha Daughter of Late Kamal Kumar Sinha,53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BZxxxxxx8B, Aadhaar No.: 63xxxxxxxx8667,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Pinaki Sinha Son of Late Kamal Kumar Sinha,53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BZxxxxxx9C, Aadhaar No.: 73xxxxxxxx0757,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Swastic Heights Private Limited (Private Limited Company) ,City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24- Parganas, West Bengal, India, PIN:- 700019 PAN No. aaxxxxxx7c, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Vivek Ruia Son of Late Sheo Kumar RuiaCity:- , 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	Swastic Heights Private Limited (as Director)

Identifier Details :

Name & address
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs Pampa Sinha, Mr Pinaki Sinha, Mr Vivek Ruia



Query No: 2002173804 of 2023, Printed On : Aug 24 2023 6:09PM, Generated from wbregistration.gov.in

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Sinha	Swastic Heights Private Limited-0.715001 Dec
2	Mr Pinaki Sinha	Swastic Heights Private Limited-0.715001 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Sinha	Swastic Heights Private Limited-82 Sq Ft
2	Mr Pinaki Sinha	Swastic Heights Private Limited-82 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110722400021 Premises No. : 1/1A Ward No. : 072 Street Name : PRANNATH PANDIT STREET	Reference Deed No. : 160405460 Date of Registration. : Jun 01, 2022 Office Where Registered : DSR	Owner Name : SATWIC VIVEK RUIA, PAMPA SINHA, , PINAKI SINHA Owner Address : 21/2, BALLYGUNGE PLACE, , KOLKATA- 19 Pin No. : 700019	Character of Premises: Total Area of Land: 10 Cottah, 02 Chatak, 30 SqFeet,

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 23-09-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 23-09-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2002173904 of 2023, Printed On : Aug 24 2023 6:09PM, Generated from wbregistration.gov.in



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



250820232018831217

GRIPS Payment Detail

GRIPS Payment ID:	250820232018831217	Payment Init. Date:	25/08/2023 13:59:22
Total Amount:	198774	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7683459113429	BRN Date:	25/08/2023 14:00:13
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240188312188	Directorate of Registration & Stamp Revenue	198774
Total			198774

IN WORDS: ONE LAKH NINETY EIGHT THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1604-10807/2023	Date of Registration	31/08/2023
Query No / Year	1604-2002173904/2023	Office where deed is registered	
Query Date	24/08/2023 2:56:45 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, Mobiles 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. 39,75,000/-	Rs. 39,75,006/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,59,020/- (Article:23)	Rs. 39,796/- (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:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Prananath Pandit Street, , Premises No: 1/1A, , Ward No: 072 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	624 Sq Ft	39,00,000/-	39,00,006/-	Property is on Road
Grand Total :				1.43Dec	39,00,000 /-	39,00,006 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	164 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 104 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 60 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		164 sq ft	75,000 /-	75,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Pampa Sinha Daughter of Late Kamal Kumar Sinha 53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx8B, Aadhaar No: 63xxxxxxxx8667, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Pvt. Residence
2	Mr Pinaki Sinha Son of Late Kamal Kumar Sinha 53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZxxxxxx9C, Aadhaar No: 73xxxxxxxx0757, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swastic Heights Private Limited City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx7c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Vivek Ruia (Presentant) Son of Late Sheo Kumar Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxx9q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Swastic Heights Private Limited (as Director)

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Sinha	Swastic Heights Private Limited-0.715001 Dec
2	Mr Pinaki Sinha	Swastic Heights Private Limited-0.715001 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Sinha	Swastic Heights Private Limited-82.00000000 Sq Ft
2	Mr Pinaki Sinha	Swastic Heights Private Limited-82.00000000 Sq Ft

Endorsement For Deed Number : I - 160410807 / 2023

On 28-08-2023

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

Presented for registration at 15:55 hrs on 28-08-2023, at the Private residence by Mr Vivek Ruia ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,75,006/-

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

Execution is admitted on 28/08/2023 by 1. Mrs Pampa Sinha, Daughter of Late Kamal Kumar Sinha, 53 Paddapukur Road, Sector: Kolkata, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife, 2. Mr Pinaki Sinha, Son of Late Kamal Kumar Sinha, 53 Paddapukur Road, Sector: Kolkata, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

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

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

Execution is admitted on 28-08-2023 by Mr Vivek Ruia, Director, Swastic Heights Private Limited (Private Limited Company), City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

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

(Signature)

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

On 29-08-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,796.00/- (A(1) = Rs 39,750.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 39,764/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/08/2023 2:00PM with Govt. Ref. No: 192023240188312188 on 25-08-2023, Amount Rs: 39,764/-, Bank: SBI EPay (SBlePay), Ref. No. 7683459113429 on 25-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,59,020/- and Stamp Duty paid by by online = Rs 1,59,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/08/2023 2:00PM with Govt. Ref. No: 192023240188312188 on 25-08-2023, Amount Rs: 1,59,010/-,
Bank: SBI EPay (SBlePay), Ref. No. 7683459113429 on 25-08-2023, 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 31-08-2023

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 39,796.00/- (A(1) = Rs 39,750.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,59,020/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 66011, Amount: Rs.10.00/-, Date of Purchase: 14/06/2023, Vendor name: Suranjan 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 1604-2023, Page from 356992 to 357021
being No 160410807 for the year 2023.



(Signature)

Digitally signed by Anupam Halder
Date: 2023.09.20 12:04:18 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 20/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.