

05589/09

25460/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

69AB 045221



District Sub-Registrar-IV
 District of U.S. 7 (C) of
 Registration 1908
 Mulpet, South 24 Parganas

25 MAY 2022

13/5/22
 25/5/22

THIS DEED OF CONVEYANCE is made on this 13th day of May Thousand and Twenty Two
 BETWEEN SATWIC VIVEK RUIA (PAN BIZPR8842M & Aadhaar No. 375940465326) son
 of Mr. Vivek Ruia an Indian national, by faith Hindu, by occupation Business and presently
 residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS

v.c.
 1349
 7-42 P.M.
 13/5/22

13/5/2022
 2001295714/2022
 7-42 P.M.

13776

Gairahat ank
ACPPPR85300
Occupation
PR

NAME _____
ADD: _____
11/ _____
4 1 MAR 2022
SURANJAN MIKHERJEE
Licensee of the Court
C.C. Court
28345, Haymarket

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

3 1 MAR 2022
3 1 MAR 2022

3392



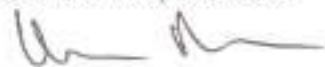
Distt. Sub-Registrar-IV
Registrar L/S 7 (2) of
Registration 1809
Alipore, South 24 Parganas
13 MAY 2022

Shri. Mondal
S/o - Jagan Mondal
Petua Mondal para
Ruidas para, Mallickpur
Basuipur, Kolkata-147.

Gariahat and is herein represented by his constituted attorney **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Late Sheo Kumar Ruia, an Indian national, by faith Hindu, by occupation Business and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include its successor, successor in interest and assign/s) of the **ONE PART AND 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 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 and is herein represented by their constituted attorney **Swastic Heights Private Limited** (PAN AABCH2817C) a company within the meaning of the Companies Act, 2013 presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat through one of its directors **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Late Sheo Kumar Ruia, an Indian national, by faith Hindu, by occupation Business and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat 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 both of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**;

WHEREAS:

- A. The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises No. No.1/1A, Prannath Pandit Street, Police Station Bhowanipore, Kolkata 700025, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 72 (hereinafter



referred to
the FIRST SC
B. The



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

13 MAY 2022

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

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

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.3,30,000/= (Rupees Three Lakhs and Thirty Thousand) only** of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor do hereby acquit release and discharge the Purchaser and the said Share hereby intended to be conveyed they the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the un-demarcated and undivided 50 Sq. ft. area into or upon the land situate at municipal premises No. No.1/1A, Prannath Pandit Street, Police Station Bhowanipore, Kolkata 700025, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 72 (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 horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Share and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Share and every part thereof being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Share and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespassers.

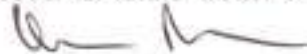
II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows: -

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or



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

- b) **THAT**, the interest which the Vendor doth hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for them lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor;
- d) **THAT**, the said Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more



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

THE FIRST SCHEDULE ABOVE REFERRED TO

('PREMISES')

ALL THAT piece and parcel of revenue redeemed land containing **04 (four) Cottahs 13 (thirteen) Chittacks and 30 (thirty) Sq. ft.** be the same a little more or less together with partly one storied and partly two storied building and structure (measuring in total 2900 sq. ft. out of which 1800 sq. ft. on the ground floor and 1100 sq. ft. on the first floor) with other appurtenances, fixtures, fittings, in Dihi 55 Gram, Division VI, Sub-Division: M, Police Station Bhowanipore, Sub-Registration Office Alipore, District South 24 Parganas, Kolkata 700 025 being present municipal premises No.1/1A, Prannath Pandit Street, Police Station Bhowanipore, Kolkata 700025, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 72, Assessee No. 110722400021 and is butted and bounded as follows:

- | | | |
|--------------|---|---|
| ON THE NORTH | : | Partly by municipal premises No. 1, Prannath Pandit Street and partly by municipal premises No. 51, Paddapukur Road; |
| ON THE SOUTH | : | Partly by municipal premises No. 1/1B, Prannath Pandit Street and partly by municipal premises No. 1/2, Prannath Pandit Street; |
| ON THE EAST | : | By KMC Road Prannath Pandit Street; |
| ON THE WEST | : | By municipal premises No. 53, Paddapukur Road; |

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

('SHARE')

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



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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

1) Sisir Mondal
Petua Mondal para
C Ruidaspur
Haldipukur
Kolkata-147.

2) Brajan Koy
Dipakalicut
KOL-27

Left
Right



For Satwic Vivek Ruia

[Signature]
(As constituted attorney)

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

1) Sisir Mondal

2) Brajan Koy

For Pampa Sinha & Pinaki Sinha

[Signature]
(as authorised signatory of Swastic Heights Private Limited their constituted attorney)

MEMO OF CONSIDERATION

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

Witnesses

1) Sisir Mondal

2) Brajan Koy

[Signature]
VENDOR

Drafted by me
Rishabh Kumar Goyal
Advocate
All India Court
F/873/198/99









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 16042001295714/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Vivek Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Buyer [Mrs Pampa Sinha] [Mr Satwic Vivek Ruia] [Mr Pinaki Sinha]			 12-05-2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Barupur, P.O:- Barupur, P.S:- Barupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Vivek Ruia			 13.05.2022

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



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

Query No / Year	2001295714/2022	Office where deed will be registered
Query Date	30/04/2022 1:35:54 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 : Geriahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
Rs. 3,30,000/-	Rs. 3,35,282/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 13,431/- (Article:23)	Rs. 3,367/- (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	50 Sq Ft	3,10,000/-	3,12,501/-	Property is on Road
Grand Total :				.1146Dec	3,10,000 /-	3,12,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	20,000/-	22,781/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		50 sq ft	20,000 /-	22,781 /-	



Query No: 2001295714 of 2022, Printed On: Apr 30 2022 1:55PM, Generated from wregistration.gov.in

Seller Details :

Sl No	Name & address	Status	Execution Adm Details :
1	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia,21/2, Ballygunge Place, Block/Sector: 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. B1xxxxx2M, Aadhaar No.: 37xxxxxxxx5326,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Buyer Details :

Sl 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. BZxxxxx8B, Aadhaar No.: 63xxxxxxxx8667,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
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. BZxxxxx9C, Aadhaar No.: 73xxxxxxxx0757,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Attorney Details :

Sl No	Name & Address	Attorney of
1	Mr Vivek Ruia 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. ACxxxxx9Q, Aadhaar No.: 89xxxxxxxx4246	Mrs Pampa Sinha, Mr Satwic Vivek Ruia, Mr Pinaki Sinha

Identifier Details :

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Satwic Vivek Ruia	Mrs Pampa Sinha-0.0572917 Dec,Mr Pinaki Sinha-0.0572917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Satwic Vivek Ruia	Mrs Pampa Sinha-25 Sq Ft,Mr Pinaki Sinha-25 Sq Ft



Query No: 2001295714 of 2022, Printed On: Apr 30 2022, 1:56PM, Generated from wtregistration.gov.in

Owner and Land or Building Details as received from KMC :

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
1	Assessment No. : 110722400021 Premises No. : 1/1A Ward No. : 072 Street Name : PRANNATH PANDIT STREET	Reference Deed No. : 22803 Date of Registration. : Jan 24, 1994 Office Where Registered : KOL.	Owner Name : JOY ROY CHOWDHURY, MISS JUMILA NEOGI, MINATI ROY CHOWDHURY(LIFE TIME) & SM LILA NEOGI(LIFE TIME) Owner Address : 1/1A, PRANNATH PANDIT STREET, KOLKATA-25 Pin No. : 700025	Character of Premises: Total Area of Land:

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 30-05-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 30-05-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - 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



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

GRN Details

GRN:	192022230025261838	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	12/05/2022 15:07:29	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8517479943326	BRN Date:	12/05/2022 15:10:03
Gateway Ref ID:	202213275798277	Method:	State Bank of India New PG CC
Payment Status:	Successful	Payment Ref. No:	2001295714/2/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Swastic heights private imited
Address:	21/2 ballygunge place kolkata
Mobile:	9831312333
Depositor Status:	Buyer/Claimants
Query No:	2001295714
Applicant's Name:	Mr Uday Jalan
Identification No:	2001295714/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001295714/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	13421
2	2001295714/2/2022	Property Registration- Registration Fees	0030-03-104-001-10	3367
			Total	16788

IN WORDS: SIXTEEN THOUSAND SEVEN HUNDRED EIGHTY EIGHT ONLY.



भारत सरकार



সাবিক বিবেক রুইয়া

Satwic Vivek Ruia

জন্মতারিখ/ DOB: 15/07/1994

পুরুষ / MALE



3759 4046 5326

আমার আধার, আমার পরিচয়

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Satwic Vivek Ruia

Pandit Ael



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

21/2, বালিগঞ্জ প্লেস, বালিগঞ্জ,
কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address

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



1947
1800 300 1947



help@uidai.gov.in · www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 081



भारत सरकार

GOVERNMENT OF INDIA



বিবেক রুইয়া

Vivek Ruia

জন্মতারিখ/ DOB: 21/05/1965

পুরুষ / MALE



8909 9470 4246

আধার - সাধারণ মানুষের অধিকার

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF *Bannath Pundit Red*



আধার

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

21/2, বালিগঞ্জ প্লেস,
বালিগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

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



1947
300 300 1947



help@uidai.gov.in www.uidai.gov.in

WWW

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACPPR8539Q



नाम /NAME
VIVEK RUIA

पिता का नाम /FATHER'S NAME
SHEO KUMAR RUIA

जन्म तिथि /DATE OF BIRTH
21-05-1965

हस्ताक्षर /SIGNATURE

Vivek Ruia

K. Das

आयकर आयुक्त, प.बं.-II

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

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF *Bannath Kondet Rd*

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAMPA SINHA

KAMAL KUMAR SINHA

28/12/1968

Permanent Account Number

BZOPS8358B

Pampa Sinha
Signature



03032008

Pampa Sinha



ভারত সরকার
Government of India



পম্পা সিনহা
Pampa Sinha
জন্মতারিখ/ DOB: 28/12/1968
মহিলা / FEMALE



6337 7748 8667

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
৫৩, পদ্মা পুকুর রোড, এল.আর.সরনী
এস.ও, কোলকাতা,
পশ্চিমবঙ্গ - 700020

Address:
53, PADDA PUKUR ROAD,
L.R.Sarani S.O, Kolkata,
West Bengal - 700020

6337 7748 8667



1947



help@uidai.gov.in

www

www.uidai.gov.in

Pampa Sinha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PINAKI SINHA

KAMAL KUMAR SINHA

22/01/1969
Permanent Account Number

BZOPS7579C

Pinaki Sinha
Signature



00000000

Pinaki Sinha



ভারত সরকার
Government of India



পিনাকী সিনহা
Pinaki Sinha
পিতা : কামল কুমার সিনহা
Father : KAMAL KUMAR SINHA
জন্ম সাল / Year of Birth : 1969
পুরুষ / Male



7393 6319 0757

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিষদ
Unique Identification Authority of India

ঠিকানা:
৫৩, পদ্মা পুকুর রোড, এল.সারানী
সরানী, কোলকাতা, পশ্চিমবঙ্গ,
700020

Address:
53, PADMA PUKUR ROAD,
L.R.Sarani S.O, L.r.sarani,
Kolkata, West Bengal, 700020

7393 6319 0757

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1800 300 1947

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Pinaki Sinha

भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



निर्वाचक नाम : विजय शरण

Elector's Name : Vijay Sharan

पिता का नाम : जसजोधन

Father's Name : Jasrajodhan

शहर / गाँव : 103 / 88

जन्म तिथि : 00/01/1964

Date of Birth

Vijay Sharan

JTK3837937

पता:
पोस्टाधिकार क्षेत्र 0 रजिस्ट्रार, बरौली, उत्तर प्रदेश
पिन कोड : 220147

Address:
Postus Mondal Para C Rindaspore
Mallipur Barui Pur South 24 Parganas
700147

www.13068207
104-संविधान निर्वाचन आयोग, दिल्ली
संविधान निर्वाचन आयोग
Facsimile Signature of the Electoral
Registration Officer for
184-Sansarp Constituency

निर्वाचक निर्वाचन आयोग द्वारा जारी की गई यह
कार्ड 4 अंशों में बांटा हुआ है। निर्वाचक निर्वाचन आयोग
को यह कार्ड वापस करने के लिए निर्वाचक निर्वाचन आयोग
को भेजना होगा।
In case of change in address mention your Card No.
in the relevant form for including your name to the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed

No / Year	I-1604-05460/2022	Date of Registration	25/05/2022
Registration Date	1604-2001295714/2022	Office where deed is registered	
Registration Date	30/04/2022 1:35:54 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uday Jain 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3,30,000/-	Rs. 3,35,282/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,431/- (Article:23)	Rs. 3,399/- (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: Pranath 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	50 Sq Ft	3,10,000/-	3,12,501/-	Property is on Road
Grand Total :				.1146Dec	3,10,000 /-	3,12,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	20,000/-	22,781/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		50 sq ft	20,000 /-	22,781 /-	

ails :

Name,Address,Photo,Finger print and Signature

Mr Satwic Vivek Ruia

Son of Mr Vivek Ruia 21/2, Ballygunge Place, Block/Sector: Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326, Status :Individual, Executed by: Attorney
Executed by: Attorney

Buyer 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: Attorney
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: Attorney

Attorney Details :

Sl 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 : Attorney, Attorney of : Mrs Pampa Sinha, Mr Satwic Vivek Ruia, Mr Pinaki Sinha

Identifier Details :

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Satwic Vivek Ruia	Mrs Pampa Sinha-0.0572917 Dec,Mr Pinaki Sinha-0.0572917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Satwic Vivek Ruia	Mrs Pampa Sinha-25.00000000 Sq Ft,Mr Pinaki Sinha-25.00000000 Sq Ft



2022

ate of Market Value(WB PUVI rules of 2001)

ed that the market value of this property which is the subject matter of the deed has been assessed at Rs 282/-

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

On 13-05-2022

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

Presented for registration at 19:42 hrs on 13-05-2022, at the Private residence by Mr Vivek Ruia ,

Executed by Attorney

Execution by Mr Vivek Ruia, as the constituted attorney of 1. Mrs Pampa Sinha 53 Paddapukur Road, Sector: Kolkata, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, 2. Mr Satwic Vivek Ruia 21/2, Ballygunge Place, Sector: Kolkata, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, 3. Mr Pinaki Sinha 53, Paddapukur Road, Sector: Kolkata, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020 is admitted by him Indetified 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

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

On 25-05-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,399/- (A(1) = Rs 3,353/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,367/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/05/2022 3:10PM with Govt. Ref. No: 192022230025261838 on 12-05-2022, Amount Rs: 3,367/-, Bank: SBI EPay (SBlePay), Ref. No. 8517479943326 on 12-05-2022, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 13,431/- and Stamp Duty paid by Stamp Rs 10/-, by
Rs 13,421/-

Description of Stamp

Stamp: Type: Impressed, Serial no 45221, Amount: Rs.10/-, Date of Purchase: 31/03/2022, Vendor name: S
Sergee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
online on 12/05/2022 3:10PM with Govt. Ref. No: 192022230025261838 on 12-05-2022, Amount Rs: 13,421/-, Bank:
SBI EPay (SBlePay), Ref. No. 8517479943326 on 12-05-2022, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 186295 to 186312

being No 160405460 for the year 2022.



Digitally signed by ANUPAM HALDER

Date: 2022.06.01 11:43:14 +05:30

Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/06/01 11:43:14 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
