

05928/22

2-5461/22



पश्चिम बंगाल WEST BENGAL

69AB 045222

B/15/2022  
2001295723/2022  
7.40 PM.



THIS DEED OF CONVEYANCE is made on this 13<sup>th</sup> day of May Thousand and Twenty Two  
 BETWEEN PAMPA SINHA (PAN BZOPS8358B & Aadhaar No. 6337 7748 8667) daughter  
 of Laje Kamal Kumar Sinha an Indian national, by faith Hindu, by occupation Service and  
PINAKI SINHA (PAN BZOPS7579C & Aadhaar No. 7393 6319 0757) son of



vc  
1350

7-40 PM

13/5/22

197768

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

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
7 1 MAR 2022  
SUNANJAN MUKHERJEE  
Licensed Solicitor Member  
C.C.C. (M)  
24 S. K. S. Hwy. Road, Kolt.

*[Handwritten signature]*



3392

3 1 MAR 2022  
3 1 MAR 2022

*[Handwritten signature]*



District Sub-Registrar (V)  
Registrar U/S 7 (2) of  
Registration Act  
Alipura, South 24 Parganas  
13 MAY 2022

Shri Mondal  
No- Jadar Mondal  
petua Mondalpara  
Raidaspura, Mallikpur  
Baruipura, Kolkata - 147.

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 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 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 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 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 are absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises No. 53, Paddapukur Road, Kolkata 700 020 PO Lala Lajpat Rai Sarani PS Bhowanipore in ward No. 72 of the



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

13 MAY 2007

Kolkata Municipal Corporation (hereinafter 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. 53, Paddapukur Road, Kolkata 700 020 PO Lala Lajpat Rai Sarani PS Bhowanipore in ward No. 72 of the Kolkata Municipal Corporation (hereinafter referred to as the said **SHARE**) and the same is morefully and particularly described in the **SECOND SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or

parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders 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 re-pass 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 patta 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** 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 a two storied dilapidated building measuring about 1500 sq. ft. on the ground floor and 1000 sq. ft. on the first floor standing thereon and lying situate at and/or being municipal premises No. 53, Paddapukur Road, Kolkata 700 020 PO Lala Lajpat Rai Sarani PS Bhowanipore in ward No. 72 of the Kolkata Municipal Corporation 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. 54B, Paddapukur Road and partly by municipal premises No. 52B, Paddapukur Road and partly by passage;
- ON THE SOUTH: Partly by municipal premises No. 2C, Prannath Pandit Street and partly by municipal premises No. 2D, Prannath Pandit Street
- ON THE EAST: By municipal premises No. 1/1A, Prannath Pandit Street;
- 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 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) *Sisil Mondal*  
Actuational para  
Chudais para  
Mallickpur  
Kolkata-147

2) *Pradeep Roy*  
Dipnolal about  
Kd-27



Left

Right



For Pampa Sinha & Pinaki Sinha

*[Handwritten signature]*

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

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

1) *Sisil Mondal*

2) *Pradeep Roy*

For Satwik Vivek Ruia

*[Handwritten signature]*

(As constituted attorney)

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the **PURCHASER** 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) *Sisil Mondal*

2) *Pradeep Roy*

*[Handwritten signature]*

VENDOR






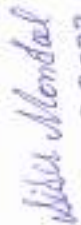
*Inspected by me  
Dipak Kumar Das  
Advocate  
Alipore Court  
F/873/798/99*



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 16042001295733/2022

1. 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 Rula 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Seller [Mrs Pampa Sinha] [Mr Pinaki Sinha] [Mr Satwic Vivek Rula]			 13.05.2022
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:- Baruipur, P.O:- Baruipur, P.S.- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Vivek Rula			 13.05.2022

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



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

Query No / Year	2001295733/2022	Office where deed will be registered
Query Date	30/04/2022 1:46:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
Rs. 3,30,000/-	Rs. 3,57,751/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 14,330/- (Article:23)	Rs. 3,592/- (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: Padma Pukur Road, , Premises No: 53, , Ward No: 072, Pin Code : 700020

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	3,20,000/-	3,37,501/-	Width of Approach Road: 8 Ft.
Grand Total :				.1146Dec	3,20,000 /-	3,37,501 /-	

**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.	10,000/-	20,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 75 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		50 sq ft	10,000 /-	20,250 /-	



Query No: 2001295733 of 2022, Printed On : Apr-30-2022 1:52PM, Generated from wbregistration.gov.in

**Seller Details :**

Sl No	Name & address	Status	Execution Admissi 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: 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. BZxxxxxx9C, Aadhaar No.: 73xxxxxxxx0757,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia,21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Blxxxxxx2M, Aadhaar No.: 37xxxxxxxx5326,Status :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 Ruia21/2 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	Mrs Pampa Sinha, Mr Pinaki Sinha, Mr Satwic Vivek Ruia

**Identifier Details :**

Name & address
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, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Vivek Ruia



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

**GRN Details**

GRN:	192022230025271198	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	12/05/2022 15:15:40	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	8998475165726	BRN Date:	12/05/2022 15:16:57
Gateway Ref ID:	202213275591666	Method:	State Bank of India New PG CC
Payment Status:	Successful	Payment Ref. No:	2001295733/2/2022 [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:	2001295733
Applicant's Name:	Mr Uday Jalan
Identification No:	2001295733/2/2022
Remarks:	Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001295733/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	14320
2	2001295733/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	3592
<b>Total</b>				<b>17912</b>

**IN WORDS: SEVENTEEN THOUSAND NINE HUNDRED TWLEVE ONLY.**

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Sinha	Mr Satwic Vivek Ruia-0.0572917 Dec
2	Mr Pinaki Sinha	Mr Satwic Vivek Ruia-0.0572917 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Sinha	Mr Satwic Vivek Ruia-25 Sq Ft
2	Mr Pinaki Sinha	Mr Satwic Vivek Ruia-25 Sq Ft

**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. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



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 Pic. No. 53, Pragma Pulkar Rd - Kol-20  
*Deal of Sale*



भारत सरकार



সার্বিক বিবেক রুইয়া

Satwic Vivek Ruita

জন্মতারিখ/ DOB: 15/07/1994

পুরুষ / MALE



3759 4046 5326

আমার आधार, আমার পরিচয়

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

*Pat. No. 53, Padma Pukur Rd. Kd-20*  
*Deal of Sale*



भारतीय विनिष्ट 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-560 001





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

File No. 53, Padma Pulver Rd. Kd. 20  
Deed of Sale



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

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



03092008

*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 পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

৫৩, পদ্মা পুকুর রোড, এল.আর.সরানী  
এস.ও, কোলকাতা,  
দক্ষিণবঙ্গ - 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



019020015

*Pinaki Sinha*



ভারত সরকার  
Government of India



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



7393 6319 0757

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অসিআ পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
৫৩, পদ্দা পুকুর রোড, এল.আর  
সরানী, কোলকাতা, পশ্চিমবঙ্গ,  
700020

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

7393 6319 0757

1947  
1800 300 1947

✉  
help@uidai.gov.in

www.uidai.gov.in

Pinaki Sinha

भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
JTK0057837



निर्वाचक नाम : जितेंद्र मोहन

Elector's Name : Jitendra Mohan

पिता का नाम : जितेंद्र मोहन

Father's Name : Jitendra Mohan

पति / पत्नी : गुरु / श

Date of Birth : 03/01/1964

*Jitendra Mohan*

JTK3837937

पता:  
पटुवा मोहन पारा 0 बरिसपुर, बरिसपुर पंचायत, प  
पिन 24 100147

Address:  
Patua Mohan Para 0 Rindaspara  
Barrakpur Bani Pur South 24 Parganas  
700147

Date: 03/01/2017  
104-बरिसपुर निर्वाचन क्षेत्र निर्वाचन अधिकारी  
बरिसपुर पंचायत, बरिसपुर  
Facsimile Signature of the Electoral  
Registration Officer for  
104-Barrakpur Constituency

निर्वाचक परिवर्तन होने पर नया निर्वाचक कार्ड प्राप्त करना  
होगा और निर्वाचक नया निर्वाचक कार्ड प्राप्त करने के लिए  
नया निर्वाचक कार्ड प्राप्त करने के लिए निर्वाचक कार्ड  
In case of change in address member has to  
fill the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with new number.

### Major Information of the Deed

Deed No :	I-1604-05461/2022	Date of Registration	25/05/2022
Deed No / Year	1604-2001295733/2022	Office where deed is registered	
Query Date	30/04/2022 1:46:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3,30,000/-	Rs. 3,57,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,330/- (Article:23)	Rs. 3,624/- (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: Padma Pukur Road, , Premises No: 53, , Ward No: 072 Pin Code : 700020

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	3,20,000/-	3,37,501/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>				.1146Dec	3,20,000 /-	3,37,501 /-	

#### 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.	10,000/-	20,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 75 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>50 sq ft</b>	<b>10,000 /-</b>	<b>20,250 /-</b>	

**Details :**

Name,Address,Photo,Finger print and Signature	
1	<b>Mrs Pampa Sinha</b> 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: 63xxxxxxx8667, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mr Pinaki Sinha</b> 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: 73xxxxxxx0757, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Satwic Vivek Ruia</b> Son of Mr Vivek Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxx5326, Status :Individual, Executed by: Attorney

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Vivek Ruia (Presentant )</b> 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: 89xxxxxxx4246 Status Attorney, Attorney of : Mrs Pampa Sinha, Mr Pinaki Sinha, Mr Satwic Vivek Ruia

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sisir Mondal</b> Son of Mr Jaday Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147			

Identifier Of Mr Vivek Ruia

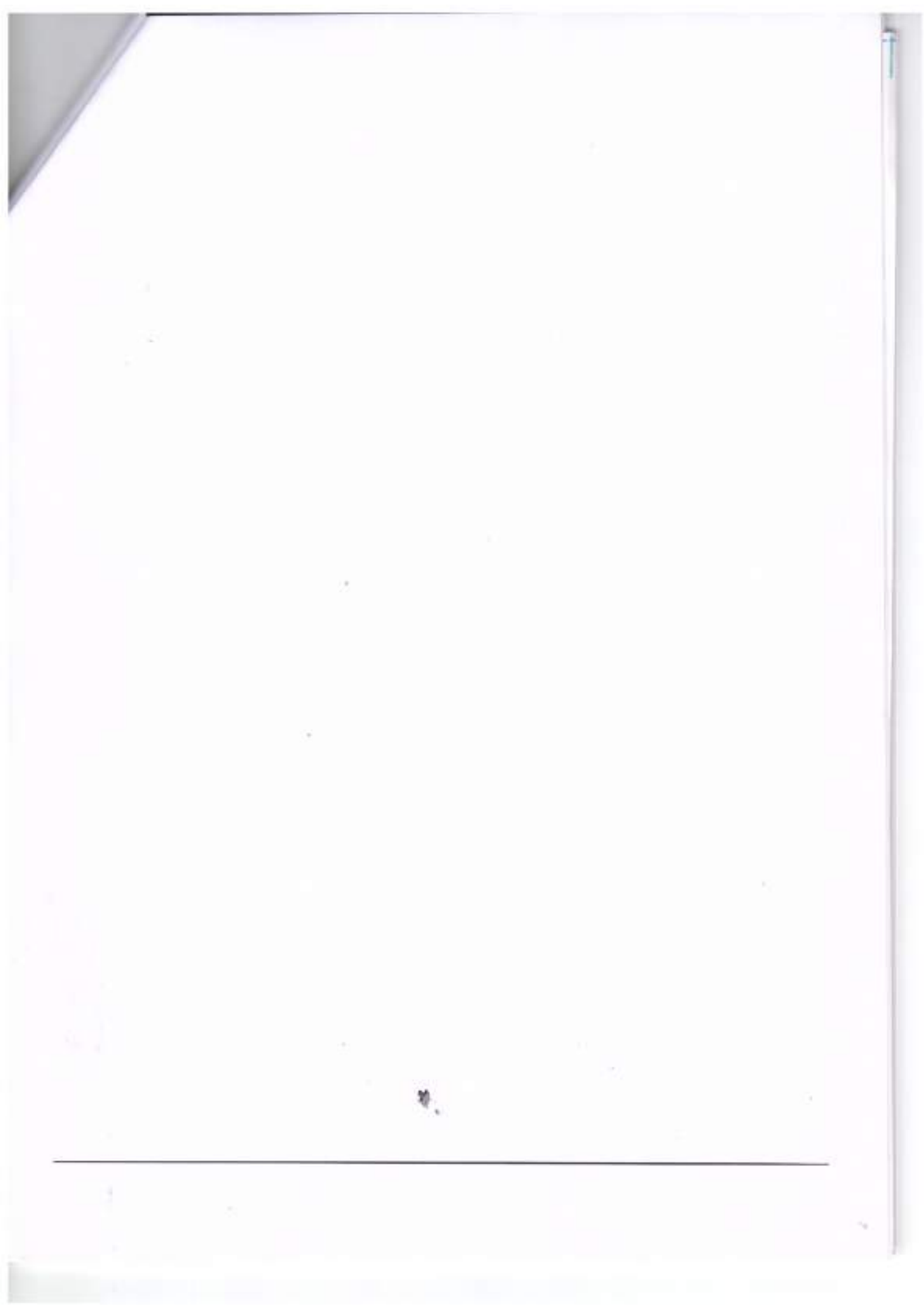
**Transfer of property for L1**

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

**Transfer of property for S1**

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





13-05-2022

**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 3,57,751/-

*(Signature)*

**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 19:40 hrs on 13-05-2022, at the Private residence by Mr Vivek Ruia .

**Executed by Attorney**

Execution by Mr Vivek Ruia, , Son of Late Sheo Kumar Ruia, 21/2 Ballygunge Place Kolkata, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business 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 Pinaki Sinha 53 Paddapukur Road, Sector: Kolkata, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, 3. Mr Satwic Vivek Ruia 21/2 Ballygunge Place Kolkata, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019 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

*(Signature)*

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

**On 19-05-2022**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,624/- ( A(1) = Rs 3,578/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 3,592/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2022 3:16PM with Govt. Ref. No: 192022230025271198 on 12-05-2022, Amount Rs: 3,592/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8998475165726 on 12-05-2022, Head of Account 0030-03-104-001-16

**of Stamp Duty**

that required Stamp Duty payable for this document is Rs. 14,330/- and Stamp Duty paid by online = Rs  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
online on 12/05/2022 3:16PM with Govt. Ref. No: 192022230025271198 on 12-05-2022, Amount Rs: 14,320/-, Bank:  
SBI EPay ( SBIPay), Ref. No. 8998475165726 on 12-05-2022, Head of Account 0030-02-103-003-02

*(Handwritten Signature)*

**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 3,624/- ( A(1) = Rs 3,578/- ,E = Rs 14/- ,H =  
Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,330/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 45222, Amount: Rs.10/-, Date of Purchase: 31/03/2022, Vendor name: S  
Mukherjee

*(Handwritten Signature)*

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

of Registration under section 60 and Rule 69.  
entered in Book - I  
Volume number 1604-2022, Page from 183048 to 183066  
Serial No 160405461 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.05.31 10:24:45 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/05/31 10:24:45 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)