

4839/2020

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4830/20



8-2001926155/2020

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



47AB 672925

Additional Registrar of Assurances-II  
Kolkata

9 NOV 2020



**THIS DEED OF CONVEYANCE** is made on this 05<sup>th</sup> day of November Two Thousand and Twenty **BETWEEN SHANKAR MITRA** (PAN AEUPM8264L & Aadhaar No. 364753718756) son of Late Hari Prasanna Mitra an Indian National, by

Noted that the Document is admitted to registration the Signature Sheet and the Adjudgement Stamp attached to this document are the part of this Document.

Visit Case No. 627 9/11  
 J(1)- 250  
 J(2)- 150  
 Total 150  
 Realised on.....

Additional Registrar  
 of Assurances-II Kolkata  
 28 NOV 2020

28/11/20

46983

NAME \_\_\_\_\_  
 ADD. \_\_\_\_\_  
 Rs. \_\_\_\_\_

14 OCT 2020

SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, 700014

SANJAY KUMAR JHAID  
 3, Old Post Office Street  
 Kolkata-700 001

*ESK*



1937

14 OCT 2020  
 14 OCT 2020



*ESK*



1938

*Prd*  
 (Shri Prd)

7

ADDITIONAL REGISTER  
 OF ASSURANCE-II, KOLKATA

- 9 NOV 2020

Wishu Mondal  
 5/0- Sadav Mondal  
 Vill+P.O.- Subhasgram  
 P.S. Barisipur  
 Kal-147.  
 Certification Center.












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022001426155/2020

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	Mr Shankar Mitra 162/214 Lake Gardens, Kolkata, P.O:- Lake, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Seller		1938 	 9/11/20
2	Mr Satwic Vivek Ruia 21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [Swastic Vidrik Realty Private Limited ]		1939 	 09/11/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700147	Mr Shankar Mitra, Mr Satwic Vivek Ruia		1940 	 09.11.2020.

(Md Shadman)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -

ADDITIONAL REGISTRAR  
OF ASSURANCE  
II KOLKATA  
Kolkata, West Bengal  
- 5 NOV 2020



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-014188880-1

Payment Mode Online Payment

GRN Date: 20/11/2020 18:32:29

Bank : HDFC Bank

BRN : 1296154374

BRN Date: 20/11/2020 18:33:06

DEPOSITOR'S DETAILS

Id No. : 2001426155/9/2020

[Query No./Query Year]

Name : SWASTIC VIDRIK REALTY PVT LTD

Contact No. : Mobile No. : +91 9831412399

E-mail :

Address : 212 ballygunge place kolkata 700019

Applicant Name : Mr Uday Jalan

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001426155/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	4272
2	2001426155/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	796
Total				5068

In Words : Rupees Five Thousand Sixty Eight only



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-012890902-1 Payment Mode Online Payment  
GRN Date: 04/11/2020 20:41:25 Bank : HDFC Bank  
BRN : 1281851217 BRN Date: 04/11/2020 20:42:19

DEPOSITOR'S DETAILS

Id No. : 2001426155/4/2020  
[Query No./Query Year]

Name : Swastic Vidrik Realty Pvt Ltd  
Contact No. : Mobile No. : +91 9831312355  
E-mail :  
Address : 212 Ballygunge Place Kolkata 700019  
Applicant Name : Mr Uday Jalan  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001426155/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	383560
2	2001426155/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	63939

Total

447499

In Words : Rupees Four Lakh Forty Seven Thousand Four Hundred Ninety Nine only

faith Hindu by occupation retired presently residing at No. 162/214, Lake Gardens, Kolkata 700 045, PO Lake Gardens, PS Lake hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators legal representatives and assign/s) of the **ONE PART AND SWASTIC VIDRIK REALTY PRIVATE LIMITED** (PAN AALCS0043B), a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge PS Gariahat, and is herein represented by one of its director **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian National, by faith Hindu and by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat PO Ballygunge hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include its successors, successors – in – interest, nominee/s and/or assigns) of the **OTHER PART**:

**WHEREAS:**

A. By an Indenture dated 29<sup>th</sup> June 1956 and registered with the Sub – Registrar, Sealdah in Book No. I, volume No. 27 in pages 246 to 249 Being No. 1696 for the year 1956 United Bank of India sold transferred and conveyed unto and in favour of Maya Mitra **ALL THAT** the piece and parcel of land containing by ad-measurement an area of about 03 (three) and 2 ½ ( Two & One Half) chittacks be the same a little more or less lying situate at and/or being premises No. 4A, Kabir Road, Kolkata (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.



B. The said Maya Mitra constructed four storied building and other structures thereon (hereinafter the land with building and structures is referred to as the said **PREMISES**) and is more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder.

C. The said Maya Mitra was during her lifetime governed by the Dayabhaga school of Hindu Law died intestate on 23<sup>rd</sup> March 2011 leaving behind her surviving her two sons namely Samir Kumar Mitra and Shankar Mitra and one daughter namely Indrani Mitra as her only surviving legal heirs and/or representatives since her husband namely Hari Prasanna Mitra predeceased her on 09<sup>th</sup> February 1992.

D. The said Samir Kumar Mitra was during his lifetime governed by the Dayabhaga school of Hindu Law died intestate on 11<sup>th</sup> September 2015 leaving behind him surviving his wife Ratna Mitra and only son namely Shreyan Mitra as his only surviving legal heirs and/or representatives.

E. Thus, pursuance to the above the following are presently having following shares, into or upon the said Premises: -

i) Shankar Kumar Mitra	1/3 <sup>rd</sup>
ii) Indrani Mitra	1/3 <sup>rd</sup>
iii) Ratna Mitra & Shreyan Mitra	1/3 <sup>rd</sup>

F. Thus, the Vendor herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the undivided one – third part and/or share into or upon the said Premises.

G. The dilapidated building at the said Premises is majorly under the occupation of 09 persons as tenants/occupiers/trespassers (hereinafter collectively referred to as the said **TENANTS**) and details of all are recorded in the **SECOND SCHEDULE** hereunder written.





H. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided One – Third (1/3) part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, tenancies whatsoever and/or howsoever at or for the total consideration of Rs.58,50,000/= (Rupees Fifty Eight Lakhs and Fifty Thousand) Only and this amount includes an amount of Rs.28,56,125/= paid to Mr. Vivek Ruia towards vacating the said Tenants and the same is full and final without any further liability in this regard upon the Vendor.

I. At or before the execution of these presents the Vendor has assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser: -

- (a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof;
- (b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, tenancy, whatsoever and/or howsoever;
- (c) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Premises to the Purchaser.



- (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor himself.
- (g) The Vendor has not entered into any other agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendor and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no tenant and/or any trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendor himself.
- (j) The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor is a resident Indian national and has ordinarily resided in India for more than 182 days in the previous financial year and has resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.



(I) That the recitals of title mentioned hereinbefore are true and factual, the Vendor has 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.

J. The Purchaser has made payment of the entire consideration amount as aforementioned to the Vendor and the Vendor have in turn delivered the vacant possession of the said Premises to the Purchaser and as such the Purchaser have now requested the Vendor to sign and execute the deed of conveyance in their favour.

**NOW THIS INDENTURE WITNESSETH:**

In pursuance of the said agreement and in consideration of the said sum of Rs.58,50,000/= (Rupees Fifty Eight Lakhs and Fifty 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 doth hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises he 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 Undivided One – Third part and/or share into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 03 (Three) cottahs and 2 ½ (Two & One Half) chittacks be the same a little more less together with the four storied old dilapidated unsafe declared building and other structures standing thereon lying situate at and/or being municipal premises No. 4A, Kabir Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal



Corporation (the entire property is hereinafter referred to as the said **PREMISES** and is morefully and particularly described in the **FIRST SCHEDULE** hereunder written and the said 1/3<sup>rd</sup> share is hereinafter referred to as the said **UNDIVIDED SHARE** and is morefully and particularly described in the **THIRD SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other



document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid SUBJECT HOWEVER to the said Tenants only BUT OTHERWISE free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, whatsoever and/or howsoever.

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 Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor doeth hereby profess to transfer subsists and that the Vendor has good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said




Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the 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 and/or any of them;

- d) **THAT**, the said Undivided Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the 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 Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause




to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled;

- g) **THAT**, the Vendor and each one of them have ceased to have any right title interest claim and/or demand into or upon the said Premises and every part thereof and every right of any nature accruing shall now belong to the Purchaser exclusively. 

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

**ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 03 (Three) cottahs and 2 ½ (Two & One Half) chittacks be the same a little more less together with the four storied (out of which three floors pucca of 1350 sq. ft. each and top floor tin shed of 900 sq. ft.) old dilapidated unsafe declared building and other structures standing thereon lying situate at and/or being municipal premises No. 4A, Kabir Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

- ON THE NORTH: By KMC Road 
- ON THE EAST: By municipal premises No. 6A, Kabir Road;
- ON THE WEST: By municipal premises No. 2A, Kabir Road;
- ON THE SOUTH: By municipal premises No. 139, S. P. Mukherjee Road;

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



THE SECOND SCHEDULE ABOVE REFERRED TO

## (TENANT)

GROUND FLOOR	<ol style="list-style-type: none"> <li>1. <b>ANAND COMPANY (tenant):</b> Presently occupied by trespassers. Anand company doesn't exist anymore. Front portion of the existing building Occupying 500 sq feet approx. was paying rent @Rs.150/= per month long back</li> <li>2. <b>Nilkanta Chakraborty tailor shop (tenant):</b> Occupying 50 Sq. feet Approx, front portion of the existing building, Rent Rs.50/= per month.</li> <li>3. <b>SHASTI CHARAN PAL (Tenant):</b> Occupying 100 Square feet behind the tenant No 2 Rent, Rs.300/= per month.</li> <li>4. <b>Mrs. Rita Mukherjee (Tenant):</b> Occupying 1 room of 60 square feet and two other rooms as trespassers. Rent Rs.250/= per month.</li> <li>5. <b>Ranjit Singh (tenant):</b> Occupying 1 room of 50 square feet with in the building structure and 2 od 50 square feet rooms of the temporary structure situated at the end of the Building, Rent Rs.30/= per month.</li> <li>6. <b>Rangalal Prasad (Tenant):</b> Occupying 50 Square feet on the ground of the temporary structure, Rent Rs.300/= per month.</li> </ol>
FIRST FLOOR	<ol style="list-style-type: none"> <li>1. <b>TRESPASSER:</b> occupying 500 square feet.</li> <li>2. <b>Ashok Kr. Banerjee (Tenant):</b> Rear side Rent Rs.50/= per month.</li> </ol>
THIRD FLOOR	<p><b>Jitendra Lal Bavishi (Tenant):</b> Rent Rs.1283/= per month.</p>
GROUND FLOOR	<ol style="list-style-type: none"> <li>7. <b>ANAND COMPANY (tenant):</b> Presently occupied by trespassers. Anand company doesn't exist anymore. Front portion of the existing building Occupying 500 sq feet approx.</li> <li>8. <b>TAILOR SHOP (tenant):</b> Occupying 50 Sq. feet Approx, front portion of the existing building.</li> <li>9. <b>LATE SHASTI CHARAN PAL (Tenant):</b> Presently in possession by Legal Heirs of Late Shasti Charan Pal since 2008. Occupying 100 Square feet behind the tenant No 2.</li> <li>10. <b>Mrs. Rita Mukherjee (Tenant):</b> Occupying 1 room of 60 square feet each and two other rooms as trespassers.</li> </ol>





	<p>5. <b>Ranjit Singh (tenant):</b> Occupying 1 room of 50 square feet with in the building structure and 2 od 50 square feet rooms of the temporary structure situated at the end of the Building, Rent Rs.30/= per month.</p> <p>6. <b>Rangalal Prasad (Tenant):</b> Occupying 50 Square feet on the ground of the temporary structure, Rent Rs.300/= per month.</p>
<b>FIRST FLOOR</b>	<p>1. <b>TRESPASSER:</b> occupying 500 square feet.</p> <p>2. <b>Ashok Kr. Banerjee (Tenant):</b> Rear side Rent Rs.50/= per month.</p>
<b>THIRD FLOOR</b>	<b>Jitendra Lal Bavishi (Tenant):</b> Rent Rs.1283/= per month.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(UNDIVIDED SHARE)**

**ALL THAT** the undivided one – third part and/or share into or upon the said Premises referred to in the First Schedule above written i.e. an area of 01 cottah and 37.50 sq. ft. and constructed area of three floors being pucca of 450 sq. ft. each and top floor tin shed of 300 sq. ft. in aggregate having area of 1650 sq. ft.) in the old dilapidated unsafe declared building. *having the structure's 60 yrs old with cemented floors.*

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seal the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the **VENDOR** at Kolkata

in the presence of:

*[Signature]*  
(Shankar Prasad)

1. Sibis Mondal  
2/2, Ballygunge Place  
Kul-19.  
2. Deep Kumar Goyal  
Adv.  
*[Signature]*  
Shankar Prasad



**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

For Swastik Vidrik Realty Pvt. Ltd.  
*[Signature]*  
Director

1. Sibis Mondal  
2. Deep Kumar Goyal  
Adv.  
*[Signature]*  
Left  
*[Signature]*  
Right



SATWIC VIVEK RUIA

Drafted by me  
Deep Kumar Goyal  
Advocate  
Alipore Court  
F/873/798/99

**RECEIVED** of and from the withinnamed

**PURCHASER** the within mentioned sum of

**RUPEES FIFTY- EIGHT LAKHS & FIFTY THOUSAND ONLY RS.58,50,000/=**

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

**MEMO OF CONSIDERATION**

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
05.11.2020	351333	Kotak Mahindra Bank	29,50,000/=	Shankar Mitra
		TDS	43,875/=	
05.11.2020	000515	Kotak Mahindra Bank	28,56,125/=	Vivek Ruia
		(Rupees Fifty- Eight Lakhs and Fifty Thousand) only	Rs. <u>58,50,000/=</u>	

**WITNESSESES:**

1. *Siddha Mondal*  
2. *Dilip an Gov Adv.*

*(Shankar Prad.)*  
**VENDOR**

भारत सरकार  
GOVERNMENT OF INDIA



नाम / Name  
SPANKH VORA  
पता / Address  
Rajiv Gandhi  
City / City  
MUMBAI  
Year of Birth / 1988  
पुल / Male



3647 5371 8756

- साधारण मानुषेअर अधिकार

भारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण  
162/214, लेक गार्डन्स, लेक  
गार्डन्स, कोलकाता, पश्चिम बंगाल,  
700045

Address:  
162/214 LAKE GARDENS,  
Lake Gardens S.O. Lake  
Gardens Kolkata, West  
Bengal 700045

1547  
IND 162 1547

162/214 lake gardens

www.uidai.gov.in

P.O. Box No. 1947,  
Kolkata, 700 001

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AEUPM0264L**

  
 नाम / Name  
**SHANKAR MITRA**

पिता का नाम / Father's Name  
**HARI PRASANNA MITRA**

जन्म की तारीख / Date of Birth  
**01/12/1950**

  
 हस्ताक्षर / Signature

*Shankar*



*In case this card is lost / found, kindly inform / return to :*  
 Income Tax PAN Services Unit, UTITSL  
 Plot No. 3, Sector 11, CPD Belapur,  
 Navi Mumbai - 400 614.  
 इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :  
 आयकर पैन सेवा यूनिट, UTITSL  
 प्लॉट नं: ३, सेक्टर ११, सी.डी.पी.बेलपुर,  
 नवी मुंबई-४०० ६१४.

**Aaykar Sampark Kendras**  
 For Income Tax Related  
 Queries call Toll Free Nos.  
 1961  
 or  
 18001801961

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

  
Signature



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



09080012





भारत सरकार

GOVERNMENT OF INDIA



সাবিক বিবেক রাইখা

Satwic Vivek Raha  
জন্মতারিখ/ DOB: 15/07/1994  
পুংসব / MALE



THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE

KYC OF.....

3759 4046 5326

আমার আধার, আমার পরিচয়

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  
1800 300 1947

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

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

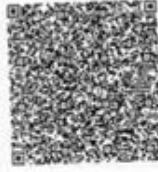
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AALCS0043B



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

नाम / Name  
• SWASTIC VIDRIK REALTY PRIVATE  
LIMITED

26102020

निगमन / मस्टन ऑर फॉर्मेशन  
Date of incorporation / Formation  
10/07/2007

*[Handwritten signature]*

**इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:**

आयकर सेवा इकाई, एन एस डी यूएल  
चौथी मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.



**If this card is lost / someone's lost card is found,  
please inform / return to :**

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



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



নির্বাচকের নাম : সিকির মন্ডল

Elector's Name : Sikir Mondal

পিতার নাম : জাদব মন্ডল

Father's Name : Jadb Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 05/01/1984  
Date of Birth

*Sikir Mondal*

JTK3837937

ঠিকানা:  
পেটুয়া মন্ডল শাড়া ও রুইয়াসপাড়া মল্লিকপুর বারুই পুর  
পশ্চিম 24 পরগণা 700147

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

Date: 12/08/2007  
104-বারুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
104-Baruipur Constituency

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



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

Enrolment No/Enrolment No.: 1111/30710/04208

Prabir Roy (Prabir Roy)

S/O: Late Pabitra Roy, NEER PLAZA APPARTMENT  
SUKANTA PALLY, JYANGRA, Rajarhat Gopalpur (m),  
North 24 Parganas,  
West Bengal - 700059

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Your Aadhaar No/ Your Aadhaar No.:

**5993 3702 5134**



Aadhaar-Aam Aadmi ka Adhikar



Signature Not Verified  
Digitally signed by UNIQUE  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2018.01.04 16:40:55 IST

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Prabir Roy  
DOB: 18/08/1963  
Male / MALE



Address:

S/O: Late Pabitra Roy, NEER PLAZA  
APPARTMENT SUKANTA PALLY,  
JYANGRA, Rajarhat Gopalpur (m),  
North 24 Parganas,  
West Bengal - 700059

5993 3702 5134

Aadhaar-Aam Aadmi ka Adhikar

5993 3702 5134

Aadhaar-Aam Admi ka Adhikar

*Prabir Roy*



## Major Information of the Deed

Deed No :	I-1902-04630/2020	Date of Registration	28/11/2020
Query No / Year	1902-2001426155/2020	Office where deed is registered	
Query Date	04/11/2020 8:25:07 PM	1902-2001426155/2020	
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 :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 58,50,000/-	Rs. 64,63,708/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,87,842/- (Article:23)	Rs. 64,735/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabir Road, , Premises No: 4A, , Ward No: 087 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Katha 37.5 Sq Ft	52,50,000/-	57,86,458/-	Property is on Road
<b>Grand Total :</b>				<b>1.7359Dec</b>	<b>52,50,000 /-</b>	<b>57,86,458 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1650 Sq Ft.	6,00,000/-	6,77,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1650 sq ft</b>	<b>6,00,000 /-</b>	<b>6,77,250 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Shankar Mitra</b>            Son of Late Hari Prasanna Mitra 162/214 Lake Gardens, Kolkata, P.O:- Lake, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx4L, Aadhaar No: 36xxxxxxxx8756, Status :Individual, Executed by: Self, Date of Execution: 05/11/2020            , Admitted by: Self, Date of Admission: 09/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/11/2020            , Admitted by: Self, Date of Admission: 09/11/2020 ,Place : Pvt. Residence</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Swastic Vidrik Realty Private Limited</b>            21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Satwic Vivek Ruia (Presentant )</b>            Son of Mr Vivek Ruia 21/2 Ballygunge Place Kolkata, 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.:: BIxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Vidrik Realty Private Limited (as Director)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Sisir Mondal</b>            Son of Mr Jadav Mondal            Subhashgram, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700147</p>			
Identifier Of Mr Shankar Mitra, Mr Satwic Vivek Ruia			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Shankar Mitra	Swastic Vidrik Realty Private Limited-1.73594 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Shankar Mitra	Swastic Vidrik Realty Private Limited-1650.00000000 Sq Ft



**Endorsement For Deed Number : I - 190204630 / 2020**

**On 09-11-2020**

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

Presented for registration at 19:00 hrs on 09-11-2020, at the Private residence by Mr Satwic Vivek Ruia ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,63,708/-

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

Execution is admitted on 09/11/2020 by Mr Shankar Mitra, Son of Late Hari Prasanna Mitra, 162/214 Lake Gardens, Kolkata, P.O: Lake, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 09-11-2020 by Mr Satwic Vivek Ruia, Director, Swastic Vidrik Realty Private Limited (Private Limited Company), 21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

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



**Md Shadman**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**Kolkata, West Bengal**

**On 11-11-2020**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 64,735/- ( A(1) = Rs 64,637/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 63,939/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2020 8:42PM with Govt. Ref. No: 192020210128909021 on 04-11-2020, Amount Rs: 63,939/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1281851217 on 04-11-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,87,842/- and Stamp Duty paid by by online = Rs 3,83,560/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2020 8:42PM with Govt. Ref. No: 192020210128909021 on 04-11-2020, Amount Rs: 3,83,560/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1281851217 on 04-11-2020, Head of Account 0030-02-103-003-02



**Md Shadman**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**Kolkata, West Bengal**

**On 27-11-2020**

**Payment of Fees**

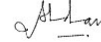
Certified that required Registration Fees payable for this document is Rs 64,735/- ( A(1) = Rs 64,637/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 796/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2020 6:33PM with Govt. Ref. No: 192020210141888801 on 20-11-2020, Amount Rs: 796/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1296154374 on 20-11-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,87,842/- and Stamp Duty paid by by online = Rs 4,272/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2020 6:33PM with Govt. Ref. No: 192020210141888801 on 20-11-2020, Amount Rs: 4,272/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1296154374 on 20-11-2020, Head of Account 0030-02-103-003-02



**Md Shadman**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 28-11-2020**

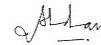
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,87,842/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 46983, Amount: Rs.10/-, Date of Purchase: 14/10/2020, Vendor name: S Mukherjee



**Md Shadman**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1902-2021, Page from 112782 to 112814**

**being No 190204630 for the year 2020.**



**(Srijani Ghosh) 2021/04/08 04:58:48 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.**

**(This document is digitally signed.)**