

3357/2020

1-03233/20

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

W
24/12/2020
0-169786/2020

पश्चिम बंगाल WEST BENGAL

48AB 379262



THIS DEED OF CONVEYANCE is made on this 24th day of December Thousand and Twenty **BETWEEN UTPAL BHATTACHARYYA** (PAN AEDPB8604C & Aadhaar No. 9728 5243 2494) and **HIMANSU BHATTACHARYYA** (PAN ADZPB8838R & Aadhaar No. 6513 0017 3824), both sons of Late Bimal Chandra Bhattacharyya both resident Indian nationals,

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

District Sub-Registrar
Alipore, South 24 Parganas

29 DEC 2020

76883

NAME _____
 ADD. _____
 Ra. _____
 21 DEC 2020
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

SANJAY KUMAR BAID
Mivocals Street
Kolkata-700 001

21 DEC 2020

21 DEC 2020

[Handwritten signature]



V. C. T. I

1831

[Handwritten signature]

District Sub-Registrar-V
Alipore, South 24 Parganas

24 DEC 2020

[Handwritten signature]

Hanny Kumar Das
S/o Sanjay Das
2/A S.B. Mukherjee
RD No. 25

both by faith Hindu, both retired, both presently residing at No. 30, Kabir Road, Kolkata – 700 026, PO & PS Kalighat both are herein represented by their constituted attorney **Swastic Vidrik Realty Private Limited** (PAN AALCS0043B0 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. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019 PO Ballygunge PS Gariahat hereinafter jointly 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 both of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND** (i) **SWASTIC VIDRIK REALTY PRIVATE LIMITED** (PAN AALCS0043B) 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 herein represented by one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019 PO Ballygunge PS Gariahat (ii) **RATNA MITRA** (PAN BRJPM8616B & Aadhaar No. 7425 8685 5916) wife of Late Samir Kumar Mitra by occupation Housewife, and (iii) **SREYAN MITRA** (PAN BGPPM1749A & Aadhaar No. 505439119253) son of Late Samir Kumar Mitra by occupation Business, both Indian nationals and both by faith Hindu both presently residing at No. 128A, Rashbehari Avenue, Flat No. 2E1, Rajkamal Building, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge and both are herein represented by their constituted attorney **Swastic Vidrik Realty Private Limited** (PAN AALCS0043B0 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. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019 PO Ballygunge PS Gariahat are hereinafter jointly 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 in case of the company its successor, successor in interest and assign/s and in case of the individuals 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. 2A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge in ward No. 87 of the 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.4,50,000/= (Rupees Four Lakhs and Fifty Thousand) only.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.4,50,000/= (Rupees Four 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 do hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor do hereby acquit release and discharge the Purchaser and the said

85

Share hereby intended to be conveyed they the Vendor do 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. 2A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge in ward No. 87 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 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 DO HEREBY COVENANT WITH THE PURCHASER** as follows: -

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the 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 do 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 vacant land containing by ad-measurement an area of about 03 cottahs and 03 chittacks be the same a little more or less together with some erections thereon and all lying situate at and/or being municipal premises No. 2A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge in ward No. 87 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: By Kabir Road;

ON THE SOUTH: By municipal premises No. 139, S. P. Mukherjee Road;

ON THE EAST: By municipal premises No. 4A, Kabir Road;



ON THE WEST: By municipal premises No. 137, 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

('SHARE') SOLD AREA

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.

Vacant 

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:

**FOR UTPAL BHATTACHARYYA &
HIMANSU BHATTACHARYYA**

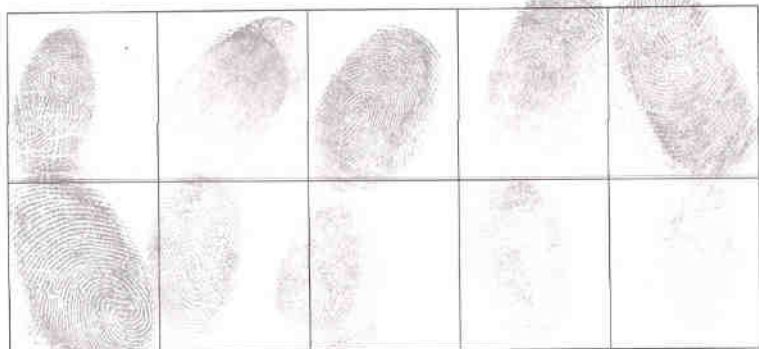
*(As authorised signatory of
Swastic Vidrik Realty (P) Ltd.
as their constituted attorney)*

*Hemant Kumar Dusey
2-A S.P. Mukherjee
Road KOLKATA*

Left

Right


*Sujay Thakur
211 Rollypore Place
KOL-19*



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata
in the presence of:

For Swastic Vidrik Realty Pvt. Ltd.

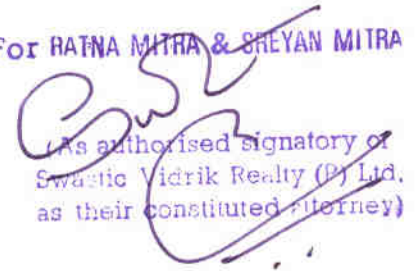
FOR RATNA MITRA & SREYAN MITRA

*(As authorised signatory of
Swastic Vidrik Realty (P) Ltd.
as their constituted attorney)*

Hemant Kumar Dusey

Sujay Thakur


Director



*drafted by me
Dilip Kumar Grel
Advocate
Alipore Court
F1873/798/99*

MEMO OF CONSIDERATION

RECEIVED of and from the **PURCHASERS** abovenamed the within mentioned amount of **Rs.4,50,000/= (Rupees Four Lakhs and Fifty Thousand) only** vide book entry duly credited in the books of accounts of the Vendor in the name of the Purchasers.

Witnesses:

— Harry Kumar Dusey

Singh Thakur

For **UTPAL BHATTACHARYYA &
HIMANSHU BHATTACHARYYA**


(As authorised signatory of
Swastic Vidrik Realty (P) Ltd.
as their constituted attorney)

VENDOR



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

GRN: 19-202021-017819431-1

Payment Mode Online Payment

GRN Date: 23/12/2020 16:04:37

Bank : HDFC Bank

BRN : 1325823845

BRN Date: 23/12/2020 16:05:57

DEPOSITOR'S DETAILS

Id No. : 2001697860/4/2020

[Query No./Query Year]

Name : Swastic Vidrik Realty Pvt Ltd

Contact No. :

Mobile No. : +91 9831312355

E-mail :

Address : 21 2 Ballygunge Place Kolkata 700019

Applicant Name : Mr Sisir Mondal

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	2001697860/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	29802
2	2001697860/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	4979

Total

34781

In Words : Rupees Thirty Four Thousand Seven Hundred Eighty One only

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEDPB8604C



नाम / NAME
UTPAL BHATTACHARYYA

पिता का नाम / FATHER'S NAME
BIMAL CHANDRA BHATTACHARYYA

जन्म तिथि / DATE OF BIRTH
20-04-1950

हस्ताक्षर / SIGNATURE

Utpal Bhattacharyya

Bhas

आयकर अधिकारी प ४ XI

COMMISSIONER OF INCOME TAX W.B.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADZPB8838R



नाम / NAME
HIMANSU BHATTACHARYYA

पिता का नाम / FATHER'S NAME
BIMAL CHANDRA BHATTACHARYYA

जन्म तिथि / DATE OF BIRTH
28-08-1951

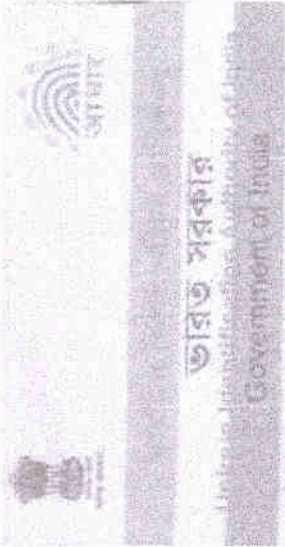
हस्ताक्षर / SIGNATURE

Himansu Bhattacharyya

Bhas

आयकर अधिकारी प ४ XI

COMMISSIONER OF INCOME TAX W.B.



ভারত সরকার

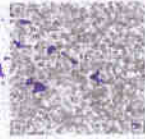
Ministry of Identification and Public Relations
Government of India

সংস্করণের আইডি/Enrollment No.: 10000181570114

To
উপসহ সচিব
Hemanta Bhattacharyya
30 KABIR ROAD
KALIGHAT, KOLKATA-70
Kalighat, Kolkata
West Bengal 700026



MN155197399DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6513 0017 3824

আধার - সাধারণ মানুষের অধিকার

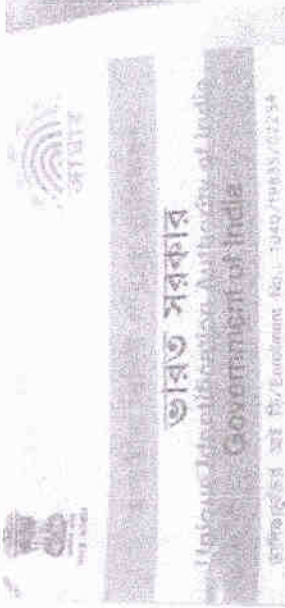
ভারত সরকার
GOVERNMENT OF INDIA



উপসহ সচিব
Hemanta Bhattacharyya
পিতা : বিপ্লব স্ত্যে সচিব
Father : BIMAL CHANDRA BHATTACHARYYA
জন্ম তারিখ / Year of Birth : 1971
পুংসব / Male

6513 0017 3824

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Ministry of Identification and Public Relations
Government of India

সংস্করণের আইডি/Enrollment No.: 104019935/02234

To
উপসহ সচিব
Utpal Bhattacharyya
30 KABIR ROAD
KALIGHAT, KOLKATA-70
Kalighat, Kolkata
West Bengal 700026



MN155213232DF

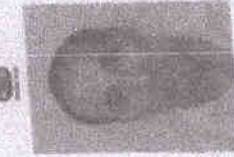


আপনার আধার সংখ্যা/ Your Aadhaar No. :

9728 5243 2494

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA



উপসহ সচিব
Utpal Bhattacharyya
পিতা : বিপ্লব স্ত্যে সচিব
Father : BIMAL CHANDRA BHATTACHARYYA
জন্ম তারিখ / Year of Birth : 1950
পুংসব / Male

9728 5243 2494

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

ভানিকাতুলির আই ডি / Enrollment No.: 1040/21038/02538

To
রত্না মিত্র
Ratna Mitra
128 RASH BEHARI AVENUE
Sarat Bose Road
Sarat Bose Road
Circus Avenue Kolkata
West Bengal 700029

67735806



MN677358060FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

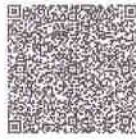
7425 8685 5916

সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

রত্না মিত্র
Ratna Mitra
পিতা : দ্বিজেন্দ্র মোহন বসু
Father : Dwijendra Mohan Bose
জন্মতারিখ / DOB : 05/08/1954
মহিলা / Female



7425 8685 5916

সাধারণ মানুষের অধিকার

आयकर विभाग

INCOME TAX DEPARTMENT

RATNA MITRA

DWIJENDRA MOHAN BOSE

भारत सरकार

GOVT. OF INDIA



05/08/1954

BRJPM8616B

Ratna Mitra

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTTITSL,

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/स्वीटारें :

आयकर पैन सेवा यूनिट, UTTITSL

प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलपुर,

नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



SREYAN MITRA
SAMIR KUMAR MITRA
10/12/1988

Permanent Account Number
BGPPM1749A


Signature







ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 2017/00040/25583

To
স্রেয়ান মিত্র
Sreyan Mitra
S/O Samir Kumar Mitra
128 Rashbehari Avenue
Near Deshpriya Park Kolkata
Sarat Bose Road Kolkata
West Bengal 700029
9903339387

17329871



UG173298716IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5054 3911 9253

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



স্রেয়ান মিত্র
Sreyan Mitra
জন্ম সাল / Year of Birth : 1988
পুরুষ / Male



5054 3911 9253

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS0043B



पंजीकृत
SWASTIC VIDRIK REALTY PRIVATE
LIMITED

26102020

लिसिंग / मदन कोर इन्फो
Date of Incorporation / Registration
10/07/2007

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

Deed of Conveyance
of 2A Kebin Road .

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

आयकर पैन सेवा इकाई, एन एस डी एल
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: tninfo@nsdl.co.in





भारत सरकार



সাত্বিক বিবেক রানা

Satwic Vivek Rana

আব্দকারিখ / DOB: 15/07/1994

পুংল / MALE



3759 4046 5326

আমার আধার, আমার পরিচয়

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

Registration of
Deed of Conveyance
at 2A Kabin Road.

भारतीय विधि प्रह्वान प्राधिकरण
भारतीय विधि प्रह्वान प्राधिकरण OF INDIA

Address

ঠিকানা:

21/2, বালিগঞ্জ প্লেস, বালিগঞ্জ,

কলকাতা,

পশ্চিম বঙ্গ - 700019

21/2, BALLYGUNGE

PLACE, Ballygunge,

Kolkata,

West Bengal - 700019



1000 300 1047

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग

INCOME TAX DEPARTMENT

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature



भारत सरकार

GOVT. OF INDIA



08082012

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF *Sale Deed of 24 Kabir Road*

[Handwritten Signature]

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लीडर:

आयकर पैन सेवा इकाई, एन एस डी एल

तीसरी मंजील, सफायर चेंबर्स,

बानेर टेलिफोन एक्सचेंज के नजदीक,

बानेर, पुना-411045

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

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in

भारत सरकार
Government of India



Issue Date: 15/03/2019



हान्सी कुमार दूबे
Hanny Kumar Dubey
जन्म/जन्मदिनांक / DOB: 15/10/1997
पुरुष / MALE



8523 8932 9402

मेरा लक्ष्य, मेरी पहचान

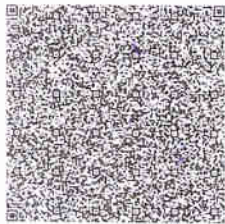
Hanny Kumar Dubey



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



ठिकाना: २-ए, एस पी मुखर्जी रोड,
भवानपुर एस.ओ, कोलकाता,
पश्चिम बंगाल, ७०००२५



Print Date: 25/11/2020

Address: 2-A, S.P. MUKHERJEE ROAD,
Bhowanpore S.O, Kolkata, West Bengal,
700025

8523 8932 9402



1947



help@uidai.gov.in










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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302001697860/2020

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 Satwic Vivek Ruia 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Buyer [Mrs Ratna Mitra] ,[Mr Sreyan Mitra]			 24/12/2020
2	Mr Satwic Vivek Ruia 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mr Utpal Bhattacha ryya] ,[Mr Himansu Bhattacha ryya]			 24/12/2020
3	Mr Satwic Vivek Ruia 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [Swastic Vidrik Realty Private Limited]			 24/12/2020

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Hanny Dubey Son of Mr Sanjay Dubey 2A SP Mukherjee Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia			<i>Hanny Dubey</i> 24-12-2020.

(Krishnendu Talukdar)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1630-03233/2020	Date of Registration	29/12/2020
Query No / Year	1630-2001697860/2020	Office where deed is registered	
Query Date	15/12/2020 8:30:40 PM	1630-2001697860/2020	
Applicant Name, Address & Other Details	Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9748949141, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 4,96,528/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 29,812/- (Article:23)	Rs. 5,011/- (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: 2A, , 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 :-)		Commercial use	50 Sq Ft	4,50,000/-	4,96,528/-	Property is on Road
Grand Total :				.1146Dec	4,50,000 /-	4,96,528 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Utpal Bhattacharyya Son of Late Bimal Chandra Bhattacharyya 30 Kabir Road, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx4C, Aadhaar No: 97xxxxxxx2494, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Himansu Bhattacharyya Son of Late Bimal Chandra Bhattacharyya 30 Kabir Road, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx8R, Aadhaar No: 65xxxxxxx3824, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Ratna Mitra Wife of Late Samir Kumar Mitra 128 A Rashbehari Avenue Flat No 2E1 Rajkamal Build, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx6B, Aadhaar No: 74xxxxxxxx5916, Status :Individual, Executed by: Attorney
2	Mr Sreyan Mitra Son of Late Samir Kumar Mitra 128A Rashbehari Avenue Flat No 2E1 Rajkamal Buildi, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx9A, Aadhaar No: 50xxxxxxxx9253, Status :Individual, Executed by: Attorney
3	Swastic Vidrik Realty Private Limited 21/2 Ballygunge Place, 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

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia 21/2 Ballygunge Place, 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 : Attorney, Attorney of : Mrs Ratna Mitra, Mr Sreyan Mitra
2	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia 21/2 Ballygunge Place, 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 : Attorney, Attorney of : Mr Utpal Bhattacharyya, Mr Himansu Bhattacharyya

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia 21/2 Ballygunge Place, 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 : Representative, Representative of : Swastic Vidrik Realty Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Hanny Dubey Son of Mr Sanjay Dubey 2A SP Mukherjee Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025			
Identifier Of Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Utpal Bhattacharyya	Mrs Ratna Mitra-0.0286459 Dec,Mr Sreyan Mitra-0.0286459 Dec
2	Mr Himansu Bhattacharyya	Mrs Ratna Mitra-0.0286459 Dec,Mr Sreyan Mitra-0.0286459 Dec

Endorsement For Deed Number : I - 163003233 / 2020

On 24-12-2020

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

Presented for registration at 18:45 hrs on 24-12-2020, 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 4,96,528/-

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

Execution is admitted on 24-12-2020 by Mr Satwic Vivek Ruia, Director, Swastic Vidrik Realty Private Limited (Private Limited Company), 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Hanny Dubey, , Son of Mr Sanjay Dubey, 2A SP Mukherjee Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Service

Executed by Attorney

1. Execution by Mr Satwic Vivek Ruia, , Son of Mr Vivek Ruia, 21/2 Ballygunge Place, 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 Ratna Mitra 128 A Rashbehari Avenue Flat No 2E1 Rajkamal Build, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, 2. Mr Sreyan Mitra 128A Rashbehari Avenue Flat No 2E1 Rajkamal Buildi, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029 is admitted by him

Indetified by Mr Hanny Dubey, , Son of Mr Sanjay Dubey, 2A SP Mukherjee Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Service

2. Execution by Mr Satwic Vivek Ruia, , Son of Mr Vivek Ruia, 21/2 Ballygunge Place, 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. Mr Utpal Bhattacharyya 30 Kabir Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 2. Mr Himansu Bhattacharyya 30 Kabir Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026 is admitted by him

Indetified by Mr Hanny Dubey, , Son of Mr Sanjay Dubey, 2A SP Mukherjee Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Service



Krishnendu Talukdar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 29-12-2020

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 Fees

Certified that required Registration Fees payable for this document is Rs 5,011/- (A(1) = Rs 4,965/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 4,979/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2020 4:05PM with Govt. Ref. No: 192020210178194311 on 23-12-2020, Amount Rs: 4,979/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1325823845 on 23-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,812/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 29,802/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 76893, Amount: Rs. 10/-, Date of Purchase: 21/12/2020, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2020 4:05PM with Govt. Ref. No: 192020210178194311 on 23-12-2020, Amount Rs: 29,802/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1325823845 on 23-12-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 7010 to 7038

being No 163003233 for the year 2020.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.01.14 16:57:41 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/01/14 04:57:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)