

0972/22

I - 986/22

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

64AB 516876



Handwritten signature in blue ink.

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

01 FEB 2022

THIS DEED OF CONVEYANCE is made on this 28<sup>th</sup> day of January Thousand and Twenty Two BETWEEN 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

Handwritten signature in blue ink.

142375

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

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_  
RE: \_\_\_\_\_  
30 DEC 2021  
SURANJAN MUKHERJEE  
Licenses, Petrol, Motor  
C. C. 1007  
28/3, K. S. Road, Calcutta, West B.

30 DEC 2021  
30 DEC 2021

*[Handwritten signature]*



v. e. t. 7  
486

*[Handwritten signature]*



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
28 JAN 2022

Kishor Mondal  
SCO - Jadau Mondal  
Vill + P.O. - Subhasgram  
Peta Mondal para o  
Raiday para, Mallickpur  
Barui Pur, Kalkata-147.

herein represented by one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian national, by faith Hindu by occupation Business, of 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 SUCHARITA BOSE** (nee **BASU**) (PAN BTZPB8460Q & Aadhaar No. 7301 8824 2003) wife of Mr. Santanu Basu an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 2, Jessore Road, Kolkata 700 028 PO & PS Dumdum and is herein represented by her constituted attorney **Swastic Vidrik Realty Private Limited** (PAN AALGS0043B0) 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 an Indian national, by faith Hindu by occupation Business, of 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 her heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**:

**WHEREAS:**

- A. The Vendor along with Utpal Bhattacharyya, Himansu Bhattacharyya, Ratna Mitra, Sreyan Mitra 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.





*[Handwritten Signature]*  
DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
28 JAN 2022

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. 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 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 06 cottahs 05 chittacks and 22 ½ sq. ft. be the same a little more or less together with the four storied old dilapidated unsafe declared building and other structures standing on part thereof 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. 6A, 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')**

**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

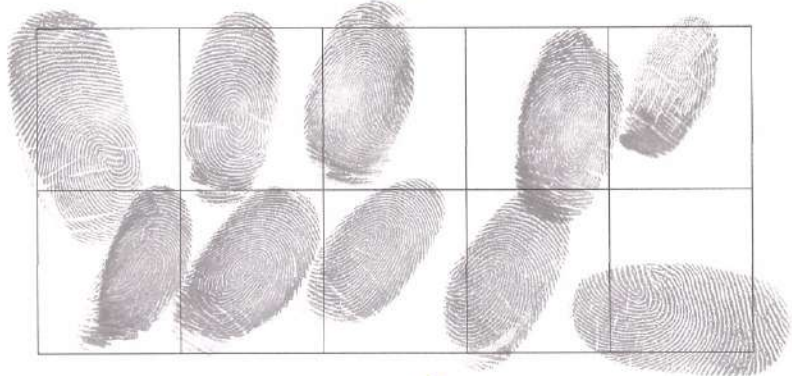
in the presence of:

1. *Wishes Mondal*  
Petra Mondal para  
O Ruidas para  
Mallikpur  
Barui Pur  
Kolkata-147.

*[Handwritten signature]*  
Left  
*[Handwritten signature]*  
Right

2. *Pradeep Roy*  
Alipon Police Const.  
Kol-27

For Swastic Vidrik Realty Pvt. Ltd.  
*[Handwritten signature]*  
Director



**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

1. *Wishes Mondal*

2. *Pradeep Roy*

For **Sucharita Bose (nee Basti)**  
*[Handwritten signature]*  
(as authorised signatory of Swastic Vidrik Realty (P) Ltd. her constituted attorney)

**MEMO OF CONSIDERATION**

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

**Witnesses:**

1. *Wishes Mondal*

2. *Pradeep Roy*

For Swastic Vidrik Realty Pvt. Ltd.  
*[Handwritten signature]*  
Director  
**VENDOR**

*Witnessed by me*  
*Dilip Kumar Das*  
*Notarial*  
*Alipon Court*  
*A/873/798/99*



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

**GRN Details**

|                        |                     |                         |   |
|------------------------|---------------------|-------------------------|---|
| <b>GRN:</b>            | 192021220170219568  | <b>Payment Mode:</b>    | Online Payment (SBI Epay)                     |
| <b>GRN Date:</b>       | 25/01/2022 17:21:46 | <b>Bank/Gateway:</b>    | SBIEpay Payment Gateway                       |
| <b>BRN :</b>           | 2282761887218       | <b>BRN Date:</b>        | 25/01/2022 17:01:04                           |
| <b>Gateway Ref ID:</b> | 202202594207918     | <b>Method:</b>          | State Bank of India New PG<br>CC              |
| <b>Payment Status:</b> | Successful          | <b>Payment Ref. No:</b> | 2000233171/4/2022<br>[Query No/**/Query Year] |

**Depositor Details**

|                           |                                       |
|---------------------------|---------------------------------------|
| <b>Depositor's Name:</b>  | Swastic vidrik realty private limited |
| <b>Address:</b>           | 21/2 ballygunge place kolkata         |
| <b>Mobile:</b>            | 9831312333                            |
| <b>Depositor Status:</b>  | Others                                |
| <b>Query No:</b>          | 2000233171                            |
| <b>Applicant's Name:</b>  | Mr Sisir Mondal                       |
| <b>Identification No:</b> | 2000233171/4/2022                     |
| <b>Remarks:</b>           | Sale, Sale Document                   |

**Payment Details**

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 2000233171/4/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 13760        |
| 2       | 2000233171/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 3452         |
|         |                   |  | <b>Total</b>       | <b>17212</b> |

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AALCS0043B



26102020

पान संख्या  
SWASTIC VIDRIK REALTY PRIVATE  
LIMITED

पंजीकरण / पुराने काँरे नुसराण  
Date of Incorporation / Registration  
10/07/2007

ISSUED FOR  
REGISTRATION / HOUSING  
LOAN OF BUYER  
(Without Prejudice)

Note: We do not take any liability or responsibility for  
anything except the printed details of this document.  
Premises No - 2A Kabir Road, Kolkata-26

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

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: tininfo@nsdl.co.in



भारत सरकार  
GOVERNMENT OF INDIA



सात्विक् विवेक रूसिया

Satwik Vivek Ruis  
जन्मतिथि / DOB: 15/07/1994  
लिंग - MALE



3759 4046 5326

ISSUED FOR  
REGISTRATION / HOUSING  
LOAN OF BUYER  
(Without Prejudice)

আমার আধার, আমার পরিচয়

Note: We do not take any liability or responsibility for anything except the printed details of this document.  
Premises No. 2A, Kabir Road, Kolkata-26

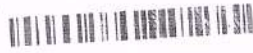
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:

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

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



1947  
1800 300 1947

helpline@uidai.gov.in www.uidai.gov.in

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature



08082012

ISSUED FOR  
REGISTRATION / HOUSING  
LOAN OF BUYER  
(Without Prejudice)

Note: We do not take any liability or responsibility for  
anything except the printed details of this document.  
Premises No. 2A, Kabir Road, Kolkata-26

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीरुती मंडील, सफायर चैम्बर,  
बानेर टेलिफोन एक्चेंज के नजदीक,  
बानेर, पुना - 411 045

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

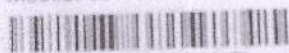
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No.: 0635/10382/90298

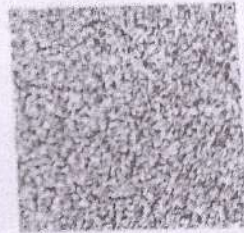
To  
SUCHARITA BASU  
A - 1, 804, 8th Floor, 2 Jessore Road,  
Opp - Mrinalini, Ernami City,  
VTC: Dum Dum(m),  
PO: Dumdum,  
Sub District: North 24 Paraganas, District: North 24  
Parganas, \*  
State: West Bengal,  
PIN Code: 700028,  
Mobile: 9674530822

06/09/2016

18665363



MF186653631F1



आपका आधार क्रमांक / Your Aadhaar No. :

**7301 8824 2003**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



SUCHARITA BASU  
DOB : 03/09/1968  
Female

**7301 8824 2003**

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUCHARITA BOSE

BISHNU GHOSH

03/09/1968

Permanent Account Number

BTZPB8460Q

*Sucharita Bose*

Signature



21082013



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

JTK3837937



নির্বাচকের নাম : সিসির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 05/01/1984

*Sisir Mondal*

JTK3837937

ঠিকানা:  
পেটুয়া মণ্ডল পাড়া ও রুইদাসপাড়া মল্লিকপুর বারুই পুর  
দক্ষিণ 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 জোটার লিটে নাম  
তোলা ও একই নম্বরের নতুন লিটের পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

08112007





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



নির্বাচকের নাম : সিসির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ /  
Date of Birth : 05/04/1984

*Sisir Mondal*  
*Sisir Mondal*

JTK3837937

ঠিকানা:  
পেটুয়া মণ্ডল পাড়া ও রুইদাসপাড়া মল্লিকপুর বারই পুর  
দক্ষিণ 24 পরগণা 700147

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

Date: 12/08/2007  
104-বারইপুর নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
104-Barui Pur Constituency

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

০০১/১১/১১








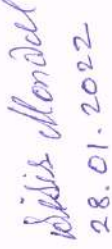


Government of West Bengal

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 16302000233171/2022

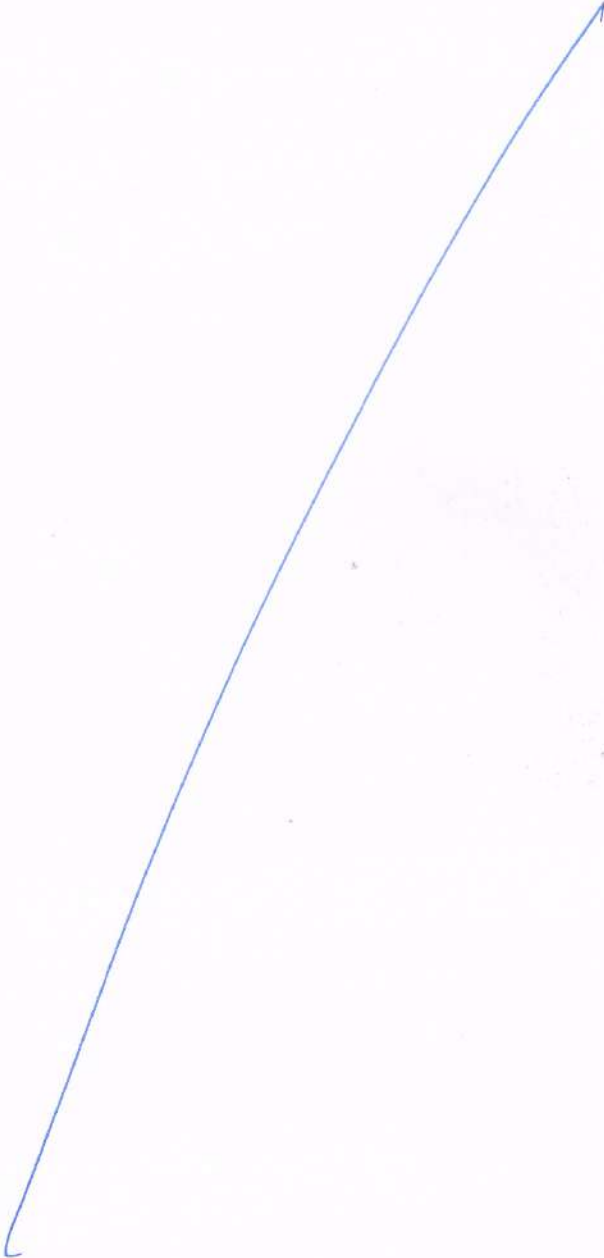
I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant  | Category  | Photo   | Finger Print  | Signature with date   |
|--------|--|---|---|---|---|
| 1      | Mr Satwic Vivek Ruia<br>21/2 Ballygunge Place,<br>City:- , P.O:- Ballygunge,<br>P.S:-Gariahat, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN:- 700019   | Represent<br>ative of<br>Seller<br>[Swastic<br>Vidrik<br>Realty<br>Private<br>Limited ] |    |     | <br>28/01/2022   |
| 2      | Mr Satwic Vivek Ruia<br>21/2 Ballygunge Place,<br>City:- , P.O:- Ballygunge,<br>P.S:-Gariahat, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN:- 700019   | Attorney<br>of Buyer<br>[Mrs<br>Sucharita<br>Bose]                                      |   |    | <br>28/01/2022  |
| SI No. | Name and Address of identifier   | Identifier of   | Photo   | Finger Print  | Signature with date   |
| 1      | Mr Sisir Mondal<br>Son of Mr Jadav<br>Mondal<br>Petua Mondal Para O<br>Ruidaspara Mallikpur<br>Baruipur, City:-<br>Baruipur, P.O:-<br>Baruipur, P.S:-<br>Baruipur, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN:- 700147 | Mr Satwic Vivek Ruia, Mr Satwic<br>Vivek Ruia   |  |  | <br>28.01.2022 |

Query No:-16302000233171/2022, 27/01/2022 03:26:47 PM SOUTH 24-PARGANAS (D.S.R. - V)

31  
(Rita Lepcha)  
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-1630-00986/2022  | Date of Registration            | 01/02/2022 |
| Query No / Year                         | 1630-2000233171/2022   | Office where deed is registered |            |
| Query Date                              | 22/01/2022 1:40:52 PM  | 1630-2000233171/2022            |            |
| Applicant Name, Address & Other Details | Sisir Mondal<br>Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas,Thana :<br>Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. :<br>9748949141, Status :Deed Writer |                                 |            |
| Transaction                             | Additional Transaction   |                                 |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property,<br>Declaration [No of Declaration : 2]   |                                 |            |
| Set Forth value                         | Market Value   |                                 |            |
| Rs. 3,00,000/-                          | Rs. 3,43,751/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |                                 |            |
| Rs. 13,770/- (Article:23)               | Rs. 3,484/- (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 :-)     |                | Bastu                 | 50 Sq Ft     | 3,00,000/-              | 3,43,751/-            | Property is on Road |
| <b>Grand Total :</b> |             |                |                       | .1146Dec     | 3,00,000 /-             | 3,43,751 /-           |                     |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Swastic Vidrik Realty Private Limited</b><br>21/2, Ballygunge Place, City:- , 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, Executed by: Representative |

### Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mrs Sucharita Bose</b><br>Wife of Mr Santanu Basu 2, Jessore Road,, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx0Q, Aadhaar No: 73xxxxxxx2003, Status :Individual, Executed by: Attorney |

**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr Satwic Vivek Ruia (Presentant )</b><br>Son of Mr Vivek Ruia 21/2 Ballygunge Place, 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 : Attorney, Attorney of : Mrs Sucharita Bose |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr Satwic Vivek Ruia</b><br>Son of Mr Vivek Ruia 21/2 Ballygunge Place, 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 : Representative, Representative of : Swastic Vidrik Realty Private Limited (as director) |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Mr Sisir Mondal</b><br>Son of Mr Jadav Mondal<br>Petua Mondal Para O Ruidaspara<br>Mallikpur Baruipur, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147 |       |              |           |

Identifier Of Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia

**Transfer of property for L1**

| SI.No | From                                  | To. with area (Name-Area)       |
|-------|---------------------------------------|---------------------------------|
| 1     | Swastic Vidrik Realty Private Limited | Mrs Sucharita Bose-0.114583 Dec |

On 27-01-2022

**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 3,43,751/-



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

On 28-01-2022

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

Presented for registration at 18:50 hrs on 28-01-2022, at the Private residence by Mr Satwic Vivek Ruia ..

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

Execution is admitted on 28-01-2022 by Mr Satwic Vivek Ruia, director, Swastic Vidrik Realty Private Limited (Private Limited Company), 21/2, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

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

**Executed by Attorney**

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 Mrs Sucharita Bose 2, Jessore Road,, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028 is admitted by him

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



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

On 01-02-2022

**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 3,484/- ( A(1) = Rs 3,438/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,452/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 5:23PM with Govt. Ref. No: 192021220170219568 on 25-01-2022, Amount Rs: 3,452/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2282761887218 on 25-01-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,770/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 13,760/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 142395, Amount: Rs.10/-, Date of Purchase: 30/12/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 5:23PM with Govt. Ref. No: 192021220170219568 on 25-01-2022, Amount Rs: 13,760/-, Bank: SBI EPay ( SBlePay), Ref. No. 2282761887218 on 25-01-2022, Head of Account 0030-02-103-003-02



**Rita Lepcha**

**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 1630-2022, Page from 52727 to 52751

being No 163000986 for the year 2022.



Digitally signed by BAISHALI  
DASGUPTA  
Date: 2022.03.03 12:35:24 +05:30  
Reason: Digital Signing of Deed.

*Bdasgupta*

(Baishali Dasgupta) 2022/03/03 12:35:24 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)