

2016/17

I 2055/17

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

₹.10

Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

08AB 017401



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

Advt. Dist. Sub-Registrar
Kolkata, South 24 Parganas

19 APR 2017

THIS DEED OF CONVEYANCE is made on this 11th day of April Two Thousand and Seven between NILOTPAL DEY (Income Tax PAN ADJPD0633N) son of Late Ajit Kumar Dey by faith Hindu, by occupation Retired of No. 54A, Hazra Road, PO Ballygunge, Kolbata 700019 PS Gariahat, hereinafter referred to as the VENDOR (which term or expression shall unless

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11/4/17

[Handwritten signature]

Dist. Sub-Registrar
Kolkata - 700 028

154355
SANJAY KUMAR BAID
Advocate

9, Old Post Office Street
Kolkata-700 001

NAME.....
ADD.....
Rs.....
17 FEB 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. Court
Hosea Road, K. S.

17 FEB 2017

17 FEB 2017

For Swastic Projects Pvt. Ltd.

Director



Signature.....
11 APR 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assign/s) of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (Income Tax PAN AADCS5305E) a company within the meaning of the Companies Act, 1956 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat, PO Ballygunge and is herein represented by one of its director **Mr. Satwic Vivek Ruia** (BIZPR8842M) son of Shri Vivek Ruia by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge, hereinafter referred to the **PURCHASER** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include its successors, successors – in – interest and assign/s) of the **OTHER PART**:

WHEREAS:

- A. By an Indenture dated 17th December 1945 and registered with the Sadar Registration Office at Alipore in Book No. 1, volume No. 80 in pages 38 to 50 being No. 3729 of 1945 Ananda Kumar Mukherjee, Arya Kumar Mukherjee and Jyotsna Mukherjee with the consent and concurrence of Florence Mukherjee sold transferred and conveyed unto and in favour of Amal Kumar Dey **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 19 cottahs 03 chitacks and 10 sq. ft. be the same a little more or less lying situate at and/or being portions of 53/3, Hazra Road and 54, Hazra Road, Calcutta (hereinafter referred to as the said **ENTIRE LAND**).
- B. The said Amal Kumar Dey during his lifetime constructed a building at the said Entire Land and the same was subsequently numbered as municipal premises No. 54A, Hazra Road, Kolkata.
- C. The said Amal Kumar Dey during his lifetime made and published his last will and testament dated 10th February 1966 (hereinafter referred to as the said **WILL**) wnerby






Signature.....

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ALIPORE, SOUTH 24 PGS.

and wherein the said Amal Kumar Dey upon his death gave bequeathed and demised ALL THAT the said Entire Land with building thereon unto his five sons namely Ajit Kumar Dey, Sisir Kumar Dey, Mihir Kumar Dey, Prodyut Kumar Dey and Jayat Kumar Dey absolutely and forever subject however to the right of residence of his wife namely Kanaklata Dey into or upon one room on the first floor of the building at the said Premises during her lifetime.

- D. The said Amal Kumar Dey died testate on 06th March 1966.
- E. Pursuant to the demise of the said Amal Kumar Dey the executors to the said Will namely Ajit Kumar Dey, Sisir Kumar Dey and Kanaklata Dey applied for grant of probate in respect of the said Will before the District Delegate at Alipore and the same was granted on 21st April 1969 in Act 39 Case No. 120 of 968.
- F. Thus, the said Ajit Kumar Dey, Sisir Kumar Dey, Mihir Kumar Dey, Prodyut Kumar Dey and Jayat Kumar Dey became the absolute Owner in the respect of the said Entire Land with the building thereon subject however to the right of residence of the said Kanaklata Dey into or upon one room on the first floor of the building at the said Premises during her lifetime.
- G. By a deed of partition dated 23rd February 1981 and registered with the Sub-Registrar at Sealdah 24 Parganas (S) in book No. 1, volume No. 09 in pages 120 to 152 being No. 190 of 1981 the said Ajit Kumar Dey, Sisir Kumar Dey, Mihir Kumar Dey, Prodyut Kumar Dey and Jayat Kumar Dey partitioned the said Entire Land which on physical measurement was found to contain an area of about 08 cottahs 03 chittacks more or less with two storied building thereon whereunder the said Sisir Kumar Dey became absolutely entitled to Lot 'A' as mentioned therein and the remaining of the said Entire Land was allotted collectively to the said Ajit Kumar Dey, Mihir Kumar Dey, Prodyut Kumar Dey and Jayat Kumar Dey subject to demarcation of respective flats/units/areas in the building at the said Entire Land.
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Signature: 

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ALIPORE, SOUTH 24 PGS.

- H. The part or portions of the said Entire Land belonging exclusively to the said Ajit Kumar Dey, Mihir Kumar Dey, Prodyut Kumar Dey and Jayat Kumar Dey contains by ad-measurement an area of about 06 cottahs 13 chittacks and 35 sq. ft. be the same a little more or less together with the two storied building thereon and all lying situate at and/or being municipal premises No. 54A, Hazra Road, Kolkata 700 019 PS Gariahat in ward No. 86 of the Kolkata Municipal Corporation (hereinafter referred to as the said PREMISES) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written each one of them having an undivided but demarcated 01/04th part and/or share thereupon.
- I. The said Ajit Kumar Dey was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 02nd January 1993 leaving behind him surviving his widow namely Ila Dey and one son namely Nilotpal Dey as his only legal heirs and/or representatives.
- J. The said Kanaklata Dey died on 14th October 1995 and as such her life-interest of residence into or upon the room on the first floor of the building at the said Premises came to an end.
- K. The said Mihir Kumar Dey was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate as a bachelor on 02nd November 1997 leaving behind him surviving his three surviving brothers namely Sisir Kumar Dey, Prodyut Kumar Dey and Jayat Kumar Dey and six sisters namely Namita Ghosh, Sabita Dey, Snigdha Mitra, Sipra Mitra, Subhra Mitra and Mahua Sinha as his only legal heirs and/or representatives.
- L. The said Sisir Kumar Dey was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 02nd March 2001 leaving behind him surviving his widow namely Pratima Dey and only son namely Soumitra Dey as his only legal heir and/or representative.





Signature.....
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ADDL. DIST. SUB-REGISTRAR
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- M. The said Prodyut Kumar Dey was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 12th January 2006 leaving behind him surviving his widow namely Ruby Dey and one daughter namely Kakoli Dey as his only legal heirs and/or representatives.
- N. The said Namita Ghosh was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 24th December 2008 leaving behind her surviving her only son namely Somendra Nath Ghosh as her only legal heir and/or representative.
- O. The Vendor herein had entered into an agreement dated 24th April 2009 with the Purchaser herein and the Purchaser had advanced an amount of Rs.75,000/= (Rupees Seventy Five Thousand) only to the Vendor in accordance therewith.
- P. The said Ila Dey had also entered into an agreement dated 14th September 2010 with the Purchaser herein and in accordance thereof the Purchaser herein had advanced an amount of Rs.2,50,000/= (Rupees Two Lakhs and Fifty Thousand) only to the said Ila Dey.
- Q. By a Deed of Conveyance dated 27th October 2010 and registered with the ADSR Alipore in Book No. I, volume No. 39 pages 1526 to 1545 being No. 09152 for the year 2010 the said Pratima Dey, Soumitra Dey, Ruby Dey, Kakoli Dey, Jayat Kumar Dey, Somendra Nath Ghosh, Sabita Dey, Snigdha Mitra, Sipra Mitra, Subhra Mitra and Mahua Sinha sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided one – fourth part and/or share into or upon the said Premises, being the share inherited by each one of them from Late Mihir Kumar Dey, for the consideration and in the manner as contained and recorded therein.
- R. Pursuance to the above the following remained the owners in respect of the remaining 3/4th part and/or share into or upon the said Premises in the following manner: -
- i) Jayat Kumar Dey 1/4th





Signature.....

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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- | | | |
|------|------------------------|-------------------|
| ii) | Ila Dey & Nilotpal Dey | 1/4 th |
| iii) | Ruby Dey & Kakoli Dey | 1/4 th |

- S. The said Ila Dey was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 18th December 2011 leaving behind her surviving her only son namely Nilotpal Dey as her only legal heir and/or representative as such her share in the said Premises devolved upon the said Nilotpal Dey.
- T. Pursuance to the said Agreement dated 24th April 2009 and demise of the said Ila Dey the Vendor did not desire to proceed with the terms of the agreements that had been entered into by and between the Vendor and the Purchaser herein as also the said Late Ila Dey, and as such by a writing dated 05th January 2012 the Vendor had agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 01/04th part and/or share into or upon the land comprised in the said Premises together with the two bed rooms, one living room, three toilets/bathrooms, one storeroom covered balcony, corridor, one kitchen cum dining space, all on the first floor and also the one bed room with attached toilet cum privy on the rooftop and in total ad-measuring about 1000 sq. ft. built up together with roof of the said building all lying situate at the said Premises together with undivided-01/04th part and/or share into or upon the common parts and portions comprised in the building and the said Premises (hereinafter referred to as the said **PROPERTIES**) morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written free from all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages whatsoever and/or howsoever but subject however to the said Tenants only and upon the terms and conditions as contained and recorded therein at or for the total composite consideration of Rs.72,75,000/= (Rupees Seventy Two Lakhs and Seventy Five Thousand) only, which amount includes the amount of Rs.75,000/= paid to the Vendor herein on 24th April 2009 and the amount of Rs.2,50,000/= paid to the said Late Ila Dey on 14th September 2010.





Signature..... 

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- U. Portions of the said Premises are presently under the occupation of three tenants (hereinafter referred to as the said **TENANTS**) details of all are mentioned in the **SECOND SCHEDULE** hereunder written.
- V. The Purchaser has made payment of the consideration amount as aforementioned and the Vendor has delivered possession of the said Properties to the Purchaser and as such the Purchaser and has now requested the Vendor to sign and execute the deed of conveyance in its favour.

-

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the said sum of **Rs.72,75,000/= (Rupees Seventy Two Lakhs and Seventy Five 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) they the Vendor doth hereby acquit release and discharge the Purchaser and the said Properties hereby conveyed 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 01/04th part and/or share** into or upon the land containing by ad-measurement an area of about **06 (six) cottahs 13 (thirteen) chittacks and 35 (thirty five) sq. ft.** be the same a little more less lying situate at and/or being municipal premises No. **54A, Hazra Road, Kolkata 700 019 PS Gariahat** in ward No. 86 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and the same is morefully and particularly described in the **FIRST SCHEDULE** hereunder written together with the two bed rooms, one living room, three toilets/bathrooms, one storeroom covered balcony, corridor, one kitchen cum dining space, all on the first floor and also the one bed room with attached toilet cum privy on the rooftop and in total ad-measuring about 1000 sq. ft. built up together with roof of the said building all lying situate at the said Premises

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Signature _____

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ADDL. DIST. SUB-REGISTRAR
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together with undivided 01/04th part and/or share into or upon the common parts and portions comprised in the building and is hereinafter collectively referred to as the said **PROPERTIES** 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 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 Properties 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 and/or any part or portion of the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Properties 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 any of the Vendor into

or upon the sale
sold trans.



Signature.....
11 APR 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

or upon the said Premises **AND TO HAVE AND TO HOLD** the said Properties being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended so 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, occupiers, easements, impediments **BUT SUBJECT** to the said Tenants only.

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 Properties 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 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 Properties 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 Properties 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





Signature.....

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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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 Properties 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 one or more of them.

- d) **THAT**, the said Properties and/or the said Premises 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 Properties 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 Properties 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





Signature.....

11 APR 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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 mean time unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-cancelled.

- g) **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 and any 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 **06 (six) cottahs 13 (thirteen) chittacks and 35 (thirty five) sq. ft.** be the same a little more or less together with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises **No. 54A, Hazra Road, Kolkata 700 019** PS Gariahat in ward No. 86 of the Kolkata Municipal Corporation of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

- ON THE NORTH : Partly by KMC Road, partly by municipal premises No. 54D, Hazra Road and partly by municipal premises No. 53/2/4B, Hazra Road;
- ON THE SOUTH : By municipal premises No. 37A, Garcha Road;
- ON THE EAST : Partly by municipal premises No. 53/2/4A, Hazra Road and partly by municipal premises No. 53/2/4B, Hazra Road;
- ON THE WEST : By No. 54/1, Hazra Road;

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





Signature.....
11 APR 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

THE SECOND SCHEDULE ABOVE REFERRED TO
(TENANTS)

Name	Location	Area	Rent
		Sq. Ft.	Rs.
1. Asoke Kumar Dey	Eastern side of Mezzanine ^{FIRST} Floor	1200	300/=
2. United Organisation	Southeastern side of ground floor		1,275/=
3. Sekhar Dutta	Eastern side of ground floor	162	50/=

THE THIRD SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided 01/04th (one – fourth) part and/or share into or upon the land comprised in the said Premises referred to in the First Schedule above together with the two bed rooms, one living room, three toilets/bathrooms, one storeroom covered balcony, corridor, one kitchen cum dining space, all on the first floor and also the one bed room with attached toilet cum privy on the rooftop, and in total ad-measuring about 1000 sq. ft. built up together with undivided 01/04th part and/or share in the common parts and portions comprised in the said Premises and building including the roof of the building free of all tenants.



Signature.....
11 APR 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

IN WITNESS WHEREOF we the parties hereto have hereunto set and subscribed our respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of:

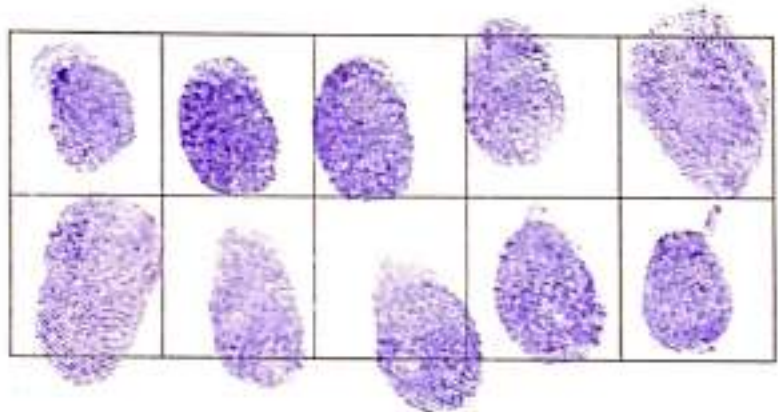
(Signature)
ENILOPAL DEY

S
Trilok Chand Naita
to Mahabir Prasad Naita
40 Sreedhar Roy Road
Kolkata - 700 039

(Signature)
Chhankar Banig
2, Nandy Street
Kolkata - 700029

Left

Right



SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:

For Swastic Projects Pvt. Ltd.

(Signature)
Director

(Signature)

100
Kishor Mondal
D-26, Rajdanga
main Rd.
kal-47.

(Signature)

Left

Right



Drafted by me.
Ashim Kumar Shuk
Advocate
Alipore Police Court
Cal. 27 (4B-1674/83)



[Handwritten signature]

Signature.....
11 APR 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.








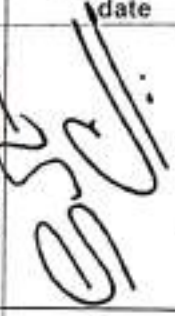

Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000107979/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nilotpal Dey 54A Hazra Road, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Seller			 11/4/17 Nilotpal Dey
2	Mr Satwic Vivek Ruia 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [Swastic Projects Private Limited]			 11/4/17
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Trilok Chand Naita Son of Late Mahabir Prasad Naita 46 Sreedhar Ray Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Mr Nilotpal Dey, Mr Satwic Vivek Ruia		 11/4/17	

(Amitava Chanda)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

11/10/19



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

GRN: 19-201718-000123456-2
GRN Date: 06/04/2017 15:34:56
Payment Mode: Counter Payment
Bank: AXIS Bank

DEPOSITOR'S DETAILS

Name : Swastic Projects Private Limited
Contact No. : Mobile No. : +91 9831312312
E-mail :
Address : 21/2, Ballygunge Place, Kolkata 700019
Applicant Name : Mr Nilotpal Dey
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

Id No. : 16051000107979/4/2017
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000107979/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	109306
2	16051000107979/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	765063

Total

874369

In Words : Rupees Eight Lakh Seventy Four Thousand Three Hundred Sixty Nine only



Note: Produce this challan to any branch of AXIS Bank. Please ensure, to make your payment within 13/04/2017 (banking hours). This challan form shall be invalid

13/04/2017

Major Information of the Deed

Deed No :	I-1605-02055/2017	Date of Registration	19/04/2017
Query No / Year	1605-1000107979/2017	Office where deed is registered	
Query Date	03/04/2017 1:04:18 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nilotpal Dey 54A Hazra Road, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831312355, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 78,25,000/-	Rs. 1,09,29,183/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,65,073/- (Article:23)	Rs. 1,09,306/- (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:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Sarat Bose Road -- Rest (Premises Nos. 22 to 37, 73 to 79)) , Premises No. 54A, Ward No: 86

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1235 Sq Ft	72,75,000/-	1,02,91,683/-	Property is on Road
Grand Total :					2.8302Dec	72,75,000 /-	102,91,683 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	5,50,000/-	6,37,500/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	5,50,000 /-	6,37,500 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr Nilotpal Dey Son of Late Ajit Kumar Dey 54A Hazra Road, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:ADJPD0633N Status: Individual, Executed by: Self, Date of Execution: 11/04/2017, Admitted by: Self, Date of Admission: 11/04/2017, Place : Pvt. Residence

Details :**Name,Address,Photo,Finger print and Signature**

1	Swastic Projects Private Limited (Private Limited Company) 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AADCS5305EStatus :Organization
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Representative Details :

SI 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, Kolkata, District:-South 24 -Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BIZPR8842M Status : Representative, Representative of : Swastic Projects Private Limited (as director)

Identifier Details :

Name & address	
Mr Trilok Chand Naita Son of Late Mahabir Prasad Naita 48 Sreedhar Ray Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Nilotpal Dey, Mr Satwic Vivek Ruia	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Nilotpal Dey	Swastic Projects Private Limited-2.83021 Dec

Transfer of property for S1

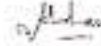
SI.No	From	To. with area (Name-Area)
1	Mr Nilotpal Dey	Swastic Projects Private Limited-1000 Sq Ft

Endorsement For Deed Number : I - 160502055 / 2017

04-2017

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 1,09,29,183/-



Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 11-04-2017

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

Presented for registration at 17:25 hrs on 11-04-2017, at the Private residence by Mr Satwic Vivek Ruia .

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

Execution is admitted on 11/04/2017 by Mr Nilotpal Dey, Son of Late Ajit Kumar Dey, 54A Hazra Road, P.O: Ballygunge, Thana: Gariahat, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person

Indetified by Mr Trilok Chand Naita, . , Son of Late Mahabir Prasad Naita, 46 Sreedhar Ray Road, P.O: Tiljala, Thana: Tiljala, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

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

Execution is admitted on 11-04-2017 by Mr Satwic Vivek Ruia, director, Swastic Projects Private Limited (Private Limited Company), 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Trilok Chand Naita, . , Son of Late Mahabir Prasad Naita, 46 Sreedhar Ray Road, P.O: Tiljala, Thana: Tiljala, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others



Amitava Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 18-04-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,09,306/- (A(1) = Rs 1,09,292/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 1,09,306/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2017 12:00AM with Govt. Ref. No: 192017180001234562 on 06-04-2017, Amount Rs: 1,09,306/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 01111042017SST771061093 on 12-04-2017, Head of Account 0030-03-104-001-16

Amount of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 7,65,063/- and Stamp Duty paid by online = Rs 7,65,063/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/04/2017 12:00AM with Govt. Ref. No: 192017180001234562 on 06-04-2017, Amount Rs: 7,65,063/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 01111042017SST771061093 on 12-04-2017, Head of Account 0030-02-103-003-02



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 19-04-2017

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. 7,65,063/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 154355, Amount: Rs.10/-, Date of Purchase: 17/02/2017, Vendor name: S Mukherjee



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 52981 to 53002

being No 160502055 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.04.20 15:56:52 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 20-04-2017 15:56:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

RECEIVED of and from the within named
PURCHASER the within mentioned sum of
RUPEES SEVENTY TWO LAKHS AND
SEVENTY FIVE THOUSAND ONLY
being the total Consideration in terms
hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque/Pay Order No.	Drawn on	Amount Rs.	In favour of
24.04.2009	002467	Standard Chartered Bank 21, Old Court House Street, Kolkata 700 001.	75,000/=	Nilotpal Dey
14.09.2010	085871	- Do -	2,50,000/=	Ila Dey
11.04.2017	043421	Kotak Mahindra Bank Ballygunge, Kolkata	68,80,500/=	Nilotpal Dey
(Rupees Seventy Two Lakhs and Seventy Five Thousand) only			TDS <u>69,500/=</u>	- Do -
			Rs. <u>72,75,000/=</u>	

WITNESSES:





VENDOR
(NILOTPAL DEY)



Signature.....

11 APR 2017

ADDL. DIST. SUB-REGISTRAR
ALIFORE, SOUTH 24 PGS.