

3149/2020

1-03033/20

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

48AB 055378

11/12/2020
1603166/2020



THIS DEED OF CONVEYANCE is made on this 67th day of December Two Thousand and Twenty BETWEEN DR. AMITAVA DATTA (PAN ACWPD1291N - Aadhaar No. 4407 8511 5211) son of Late Dr. Salil Kumar Dutta an Indian National,

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Datta

Certified that the document is a registration. The signature and endorsement are the document are the

18 DEC 2020

by faith
Kolkata 7

55029

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

NAME _____
AGE _____
Rs. _____
17 NOV 2020
BURANJAN MUKHERJEE
Licensed Valuer
C. C. Court
2 & 3, K. S. Roy Road, Kolt 1

17 NOV 2020
17 NOV 2020

[Handwritten signature]



V. C. T. I
1633



District Sub-Registrar-V
Alipore, South 24 Parganas

11 DEC 2020

For Swastik Vignit Realty Pvt. Ltd.

[Handwritten signature]
Director



V. C. T. I
1634

Amritara Dalte

Hanny Komar Dusey
s/o. Sanjay dusey
2A S.P. Mukherjee
R-D H-25

by faith Hindu, by occupation Medical Practitioner of No. 63/1A, Pratapaditya Road, Kolkata 700 026, PO Kalighat PS Tollygunge, hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators legal representatives and assign/s) of the **ONE PART AND SWASTIC VIDRIK REALTY PRIVATE LIMITED** (PAN AALCS0043B), a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge PS Gariahat, and is herein represented by one of its director **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian National, by faith Hindu and by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat PO Ballygunge hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include its successors, successors – in – interest, nominee/s and/or assigns) of the **OTHER PART**:

WHEREAS:

A. By an Indenture dated 17th January 1962 and registered with the Sub – Registrar, Alipore in Book No. I, volume No. 12 in pages 157 to 162 Being No. 361 for the year 1962 Lila Banerjee sold transferred and conveyed unto and in favour of Dr. Salil Kumar Datta and Gita Datta **ALL THAT** the piece and parcel of land containing by ad-measurement an area of about 04 (four) Cottahs 01 (One) chittack and 10 (Ten) sq. ft. be the same a little more or less lying situate at and/or being a portion of premises No. 63, Pratapaditya Road, Kolkata (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.



A handwritten signature in black ink, consisting of a large, stylized loop followed by a smaller flourish.

District Sub-Registrar-V
Alipore, South 24 Parganas

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- B. The said Land was subsequently renumbered as municipal premises No. 63/1/A, Pratapaditya Road, Kolkata 700 026 and the said Dr. Salil Kumar Datta and Gita Datta constructed a partly two and partly three storied building and other structures thereon (hereinafter the land with building and structures is referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **SCHEDULE** hereunder.
- C. The said Gita Dutta was during her lifetime governed by the Dayabhaga school of Hindu Law died intestate on 25th November 1982 and leaving behind her surviving her husband namely Dr. Salil Kumar Datta and one son namely Dr. Amitava Datta as her only surviving legal heirs and/or representatives.
- D. The said Dr. Salil Kumar Dutta was during his lifetime governed by the Dayabhaga school of Hindu Law died intestate on 09th June 1994 leaving behind him surviving his only son namely Dr. Amitava Datta as his only surviving legal heir and/or representative.
- E. Thus, the Vendor herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises as absolute owner thereof.
- F. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Premises morefully and particularly mentioned and described in the **SCHEDULE** hereunder written free from all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespass, tenancies whatsoever and/or howsoever at or for the total consideration of Rs.2,75,00,000/= (Rupees Two Crores and Seventy Five Lakhs) Only.

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Datta

G. At or before
represented to
Purne



[Handwritten Signature]
District Sub-Registrar
Aligarh, Uttar Pradesh

11 DEC 2020

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

- (a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owner with a marketable title in respect thereof;
- (b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, tenancy, whatsoever and/or howsoever;
- (c) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Premises to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor himself.
- (g) The Vendor has not entered into any other agreement for sale and/or transfer in respect of the said Premises or any part thereof.





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- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendor and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no tenant and/or any trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendor himself.
- (j) The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor is a resident Indian national and has ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act.
- (l) That the recitals of title mentioned hereinbefore are true and factual, the Vendor has not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

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





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NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.2,75,00,000/= (Rupees Two Crores and Seventy Five Lakhs) Only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Premises hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises he the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 04 (four) Cottahs 01 (One) chittack and 10 (Ten) sq. ft. be the same a little more or less together with partly two and partly three storied building and other structures thereon lying situate at and/or being municipal premises No. 63/1/A, Pratapaditya Road, Kolkata 700 026, PS. Tollygunge, in Ward No. 88 of the Kolkata Municipal Corporation (hereinafter collectively referred to as the said **PREMISES**) and the same is morefully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and

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Date

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incident.



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reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Premises being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Premises 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, tenancies, trespassers whatsoever and/or howsoever.





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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 Premises hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor doth 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 Premises 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 Premises and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Premises 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

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District Sub-Registrar-V
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and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them;

- d) **THAT**, 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 Premises 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 Premises hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe unobliterated and un-canceled;



9) THAT, the
upon



District Sub-Registrar-V
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- g) **THAT**, the Vendor has to have any right title interest claim and/or demand into or upon the said Premises and every part thereof and every right of any nature accruing shall now belong to the Purchaser exclusively.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 01 chittacks and 10 sq. ft. be the same a little more or less together with the partly two and partly three storied building all cemented floors in aggregate measuring 4500 sq. ft. (Ground floor 2000 sq. ft., First floor 2000 sq. ft., Second floor 500 sq. ft covered area) and all lying situate at and/or being municipal premises No. 63/1A, Pratapadiya Road; Kolkata 700 026 PS Tollygunge PO Kalighat in ward No. 88 of the Kolkata Municipal Corporation in the District of 24 Parganas (S), Sub-Registry Alipore and is butted and bounded in the manner following: -

- ON THE NORTH: Partly by municipal premises No. 64/3, Pratapadiya Road and partly by municipal premises No. 5, Bawali Mondal Road;
- ON THE SOUTH: By Pratapadiya Road;
- ON THE EAST: By municipal premises No. 63/1B, Pratapadiya Road;
- ON THE WEST: By municipal premises No. 63/4, Pratapadiya Road;

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

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Shalke



A handwritten signature in black ink, consisting of a large, sweeping initial 'D' followed by a smaller 'R'.

District Sub-Registrar-V
Alipore, South 24 Parganas

11 DEC 2020

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

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of:

- 1. Dilip Kumar Goel
Advocate
Alipore Court

Anitama Datta



Anigcha Datta

6/1 A Pratapdighri

Kolkata - 76

Anitama Datta

Left

Right



SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:

- 1. Dilip Kumar Goel
Advocate
Alipore Court

For Swastic Vidik Realty Pvt. Ltd.

[Signature]
Director

Left

Right



Anigcha Datta

Drafted by me
Dilip Kumar Goel
Advocate
Alipore Court,
F/873/798/99



[Handwritten signature]

District Sub-Registrar-V
Alipore, South 24 Parganas

11 DEC 2020

RECEIVED of and from the withinnamed

PURCHASER the within mentioned sum of

RUPEES TWO CRORES & SEVENTY-FIVE LAKHS ONLY

RS.2,75,00,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
05.12.2020	351389	Kotak Mahindra Bank	1,72,93,750/=	Amitava Datta
05.12.2020	351390	Kotak Mahindra Bank	1,00,00,000/=	Amitava Datta
Income Tax deducted at source U/s. 194IA of the Income Tax Act			2,06,250/=	
(Rupees Two Crores and Seventy-Five Lakhs) only			<u>Rs.2,75,00,000/=</u>	

WITNESSES:

1. Dilip Kumar Goyal
Advocate
Muzose Court

Smigsha Datta.

Amitava Datta

VENDOR



GRN



District Sub-Registrar-V
Alipore, South 24 Parganas

1-1 DEC 2020



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

GRN: 19-202021-015771076-1

Payment Mode Online Payment

GRN Date: 05/12/2020 19:37:43

Bank : HDFC Bank

BRN : 1309898285

BRN Date: 05/12/2020 19:38:16

DEPOSITOR'S DETAILS

Id No. : 2001603166/1/2020
(Query No./Query Year)

Name : Swastic Vidrik Realty Pvt Ltd
Contact No. : Mobile No. : +91 9831312312
E-mail :
Address : 212 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	2001603166/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	1925010
2	2001603166/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	275014
Total				2200024

In Words : Rupees Twenty Two Lakh Twenty Four only



धार्जिल खाता संख्या / PERMANENT ACCOUNT NUMBER

ACWPD1291N



नाम / NAME
AMITAVA DATTA

पिता का नाम / FATHER'S NAME
SALIL KUMAR DATTA

जन्म तिथि / DATE OF BIRTH
16-11-1948

हस्ताक्षर / SIGNATURE

Amitava Datta
Holder of the account

K. B. Das

आयकर आयुक्त, प.प्र.-11

COMMISSIONER OF INCOME-TAX, W.B. - II

इस धार्जिल के खाते / मिल जान वर हस्ताक्षर करी करने
वाले अधिकारी को सूचित / ध्यान कर दे
सहायक आयकर आयुक्त,
पी.7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority i
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Amitava Datta





भारत सरकार
GOVERNMENT OF INDIA



Amitava Datta
DOB: 16/11/1948
MALE



4407 8511 5211

MEERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

63/1A, PRATAPADITY ROAD, KALIGHAT,
Kalighat S.O, Kolkata,
West Bengal - 700026



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Amitava Datta



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी पहचान संख्या 15Aई
Permanent Account Number Card

AALCS0043B



25102020

SWASTIC VIDRIK REALTY PRIVATE
LIMITED

10/07/2007

For Swastic Vidrik Realty Pvt. Ltd.

15A

Director

यदि कार्ड के खोने/चले पर कृपया सूचित करें/लौटायें:

आयकर सेवा सेवा केंद्र, एच एन सी एन
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, Maastricht Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalaw Chowk,
Pune - 411 016.

Tel: 91-20-2721 8180. Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



For Swastic Vichit Realty Pvt Ltd

Director



आयकर विभाग
INCOME TAX DEPARTMENT
SATWIC V RUIA



भारत सरकार
GOVT. OF INDIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature Match



09083012

(Handwritten signature)

इस कार्ड को खोने / खोने पर तुरंत सूचित करें / नोटिस
आयकर सेवा सेवा इकाई, एन एस डी ईयू
बिल्डिंग में सीट, सफाई चेंबर,
पॉस्ट टेलिफोन एक्सचेंज के पास है।
बॉम्बे, पुणे - 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

भारतीय डाक विभाग



नामिक विवरण

SARIN Vivek Rishi
जन्मदिनांक/ DOB: 13/07/1994
लिंग • MALE



3759 4046 5326

आमारा आधार, आमारा परिचय

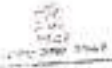
[Handwritten signature]

भारतीय विविष्ट पहचान प्राधिकरण
भारतीय डाक विभाग

Address

उपस्थान:
21/2, बाल्यगुंज प्लेस, बाल्यगुंज,
कोलकाता
पिन कोड - 700019

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



www.india.gov.in www.india-post.in

P.O. Box No. 1667, Bengaluru-560 091





भारत सरकार
Government of India

शशि कुमार डूबर
Hanny Kumar Dubey
एनएलईए / DOB: 15/10/1997
पुरुष / MALE

8523 8932 9402

मेरा आधार, मेरी पहचान

Hanny Kumar Dubey

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पिनकोड २-४, एन पी मुन्हेरजी रोड,
बहावरपुर एम.ओ, कोलकाता,
पश्चिम बंगाल, ७०००२५

Print Date: 25/11/2020

Address: 2-4, S.P. MUNHERJEE ROAD,
BHAVANIPUR S.O, Kolkata, West Bengal,
700025

8523 8932 9402

1947 help@uidai.gov.in www.uidai.gov.in





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 16302001603166/2020

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	Dr Amitava Datta 63/1A Pratapaditya Road, P.O.- Kalighat, P.S.- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			 11/19/2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Satwic Vivok Rula 21/2 Ballygunge Place, P.O.- Ballygunge, P.S.- Ganahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [Swastik Vidrik Realty Private Limited]			 11/12/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Hanny Dubey Son of Mr Sanjay Dubey 2 A SP Mukherjee Road, P.O.- Bhawanipore, P.S.- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Dr Amitava Datta, Mr Satwic Vivok Rula			 11.17.2020

(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-1630-03033/2020	Date of Registration	18/12/2020
Query No / Year	1630-2001603166/2020	Office where deed is registered	
Query Date	03/12/2020 1:33:02 PM	1630-2001603166/2020	
Applicant Name, Address & Other Details	Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas, Thana : Barulpur, 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. 2,75,00,000/-	Rs. 2,75,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,25,020/- (Article:23)	Rs. 2,75,046/- (Article:A(1), E, M(b), H)		
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: Protapaditya Road, , Premises No: 63/1A, , Ward No: 088 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	4 Katha 1 Chatak 10 Sq Ft	2,41,25,000/-	2,41,25,000/-	Property is on Road
Grand Total :				6.726Dec	241,25,000 /-	241,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4500 Sq Ft.	33,75,000/-	33,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4500 sq ft	33,75,000 /-	33,75,000 /-	

Seller Details
SI No. Name



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Dr Amitava Datta Son of Late Salil Kumar Datta 63/1A Pratapaditya Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx1N, Aadhaar No: 44xxxxxxxx5211, Status :Individual, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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

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, 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 2 A SP Mukherjee Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025			
Identifier Of Dr Amitava Datta, Mr Satwic Vivek Ruia			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Dr Amitava Datta	Swastic Vidrik Realty Private Limited-6.72604 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Dr Amitava Datta	Swastic Vidrik Realty Private Limited-4500.00000000 Sq Ft



Of 08-12-20
Certific



On 08-12-2020

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 2,75,00,000/-



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

On 11-12-2020

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

Presented for registration at 17:40 hrs on 11-12-2020, at the Private residence by Mr Satwic Vivek Ruia ..

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

Execution is admitted on 11/12/2020 by Dr Amitava Datta, Son of Late Sallil Kumar Datta, 63/1A Pratapaditya Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Professionals

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

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

Execution is admitted on 11-12-2020 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, 2 A 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 18-12-2020

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 2,75,046/- (A(1) = Rs 2,75,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,75,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2020 7:38PM with Govt. Ref. No: 192020210157710761 on 05-12-2020, Amount Rs: 2,75,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1309898285 on 05-12-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,25,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 19,25,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55029, Amount: Rs.10/-, Date of Purchase: 17/11/2020, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 05/12/2020 7:38PM with Govt. Ref. No: 192020210157710761 on 05-12-2020, Amount Rs: 19,25,010/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 1309898285 on 05-12-2020, 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 1630-2020, Page from 107345 to 107373

being No 163003033 for the year 2020.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2020.12.24 13:49:06 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/12/24 01:49:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)