

04488/21

1-4423/21

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

6.45/21

3/7/21

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

61AB 046206



*[Handwritten signature]*

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

26 OCT 2021



*Asim Manna*

**THIS DEED OF CONVEYANCE** is made this 09<sup>th</sup> day of October Two Thousand and Twenty One **BETWEEN ASIM MANNA** (PAN AZXPM4523C & Aadhaar No. 7814 0571 3782) son of Late Amal Krishna Manna an Indian national, by faith Hindu, by occupation Service presently residing at No. 77, Peary Mohan Roy Road, Kolkata 700 027 PO Alipore PS Chetla hereinafter referred to as the **VENDOR** (which term or

*[Handwritten signature]*  
Q- 200204312/21  
Q- 2043112/21

96526

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

NAME.....  
 ADD.....  
 Ra.....

- 7 OCT 2021

SURANJAN MUKHERJEE  
 Licentiate in Law  
 C. C. Court  
 2 & 3, K. S. Road, Kol-1

*[Handwritten signature]*

*[Fingerprint]*

*[Handwritten signature]*

V.C.T.I  
3417

- 7 OCT 2021

- 7 OCT 2021



V.C.T.I  
3418



Asim Manna

*[Handwritten signature]*

DISTRICT SUB REGISTRAR-V  
 SOUTH 24 PGS., ALIPORE

- 9 OCT 2021

Jai Mondal - sa - Jai Mondal.  
 Will + P.O. - Subhasgram  
 P.S. Baruipuz  
 Mallickpur  
 Kolkata - 147



expression shall unless 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 assigns) of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate 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, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, 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 hereof shall be deemed to mean and include its successor, successors – in – interest and assigns) of the **OTHER PART:**

**WHEREAS:**

- A. By a Bengali Kobala dated 10<sup>th</sup> April 1914 and registered with the Joint Sub-Registrar of Alipore in Book No. I, volume No. 10 in pages 90 to 97 being No. 1411 of 1914 Bidhusundari Dasi sold transferred and conveyed unto and in favour of Harimati Dasi **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 02 bighas 01 cottah 03 chittacks and 05 sq. ft. be the same a little more or less lying situate at and/or being premises No. 5/1 subsequently 53/1, Moyerpore Road (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.
- B. By a Bengali deed of Gift dated 21<sup>st</sup> September 1933 and registered with the District Sub-Registrar at Alipore in Book No. I, volume No. 86 in pages 71 to 74 being deed No. 3923 of 1933 the said Harimati Das gave bequeathed and



demised un  
THAT th  
C. Th



*[Signature]*  
DISTRICT SUB REGISTRAR-V  
SOUTH 24 PDS., ALIPORE  
- 9 OCT 2021

demised unto and in favour of her husband namely Bhupal Chandra Manna **ALL THAT** the said Land in the manner as contained and recorded therein.

- C. The Calcutta Improvement Trust acquired a portion of the said Land and the remaining of the said Land measures 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) and the same has been named and numbered as municipal premises No. 77, Peary Mohan Roy Road, PS. Chetla, Kolkata 700 027 in ward No. 82 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.
- D. Thus, the said Bhupal Chandra Manna became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances whatsoever and/or howsoever and also constructed a two storied building on part thereof.
- E. The said Bhupal Chandra Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 16<sup>th</sup> February 1953 leaving behind him surviving his three sons namely Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna and his wife namely Harimati Manna as his only heirs and/or representatives.
- F. Pursuance to the promulgation of the Hindu Succession Act, 1956 the said Harimati Manna became owner in equal share into or upon the said Premises alongwith the said Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna each one them having an equal 1/4<sup>th</sup> part and/or share into or upon the said Premises.
- G. The said Harimati Manna was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 12<sup>th</sup> February 1973 leaving behind her





3  
DISTRICT SUB-REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021



surviving her three sons namely Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna and two daughters namely Aditya Bala Das and Gayatri Roy as her only legal heirs and/or representatives.

- H. The said Aditya Bala Das died intestate on 29<sup>th</sup> August 1977 and Kishori Mohan Das and Murari Mohan Das became entitled to the share of the said Aditya Bala Das into or upon the said Premises.
- I. The said Abani Kumar Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 06<sup>th</sup> January 1991 as a bachelor leaving behind him surviving his two brothers namely Anadi Kumar Manna and Amal Krishna Manna and one sister Gayatri Roy as his only surviving legal heirs and/or representatives
- J. The said Amal Krishna Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 10<sup>th</sup> July 2000 leaving behind him surviving his widow namely Mina Manna, two sons namely Asim Manna and Animesh Manna and one daughter namely Bharati Basu as his only legal heirs and/or representatives.
- K. The said Anadi Kumar Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 20<sup>th</sup> July 2002 leaving behind him surviving his three sons namely Sachi Nandan Manna, Sourendra Nath Manna, Amarendra Nath Manna, three daughters namely Amiya Mitra, Anita Sarkar and Anima Khan and the legal heirs of his predeceased son namely Dipendra Nath Manna who died intestate on 20<sup>th</sup> November 2001 leaving behind him surviving his widow Kalpana Manna and one daughter namely Sumona Manna as his only legal heirs and/or representatives since his wife namely Durga Rani Manna predeceased him on 27<sup>th</sup> September 1981 and his another





*B*  
DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021



son namely Birendra Nath Manna also predeceased him as a bachelor on 28<sup>th</sup> November 1999.

L. The said Mina Manna was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 21<sup>st</sup> July 2008 leaving behind her surviving her two sons namely Asim Manna and Animesh Manna and one daughter namely Bharati Basu as her only legal heirs and/or representatives.

M. Thus, under the circumstances the following have following shares in the said Premises: -

i.	Asim Manna	02/15 <sup>th</sup>
ii.	Animesh Manna	02/15 <sup>th</sup>
iii.	Bharati Basu	02/15 <sup>th</sup>
iv.	Sachi Nandan Manna	02/35 <sup>th</sup>
v.	Sourendra Nath Manna	02/35 <sup>th</sup>
vi.	Amarendra Nath Manna	02/35 <sup>th</sup>
vii.	Kalpana Manna	} 02/35 <sup>th</sup>
viii.	Sumona Manna	
ix.	Amiya Mitra	02/35 <sup>th</sup>
x.	Anita Sarkar	02/35 <sup>th</sup>
xi.	Anima Khan	02/35 <sup>th</sup>
xii.	Gayatri Roy	03/20 <sup>th</sup>
xiii.	Kishori Mohan Das & Murari Mohan Das	01/20 <sup>th</sup>

N. By the Deed of Conveyance dated 01<sup>st</sup> August 2009 and registered with the ADSR Alipore in Book No. I, CD volume No. 21 in pages 3266 to 3280 being No. 04813 of 2009 the said Kishori Mohan Das and Murari Mohan Das sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided 01/20<sup>th</sup> part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.



*3*  
DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 2 OCT 2021

- O. By the Deed of Conveyance dated 17<sup>th</sup> September 2009 and registered with the ADSR Alipore in Book No. I, CD volume No. 24 in pages 9185 to 9199 being No. 10763 of 2009 the said Gayatri Roy sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided 03/20<sup>th</sup> part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- P. The said Sachinandan Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22<sup>nd</sup> November 2011 leaving behind him surviving his only son Debasis Manna as his only legal heir and/or representative since his wife namely Jharna Manna predeceased him on 09<sup>th</sup> July 2004.
- Q. The said Anima Khan was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 17<sup>th</sup> February 2012 leaving behind her surviving her only son Ashis Khan as her only legal heir and/or representative and the husband of the said Anima Khan namely Sibnath Khan also died on 04<sup>th</sup> March 2021.
- R. By an agreement dated 07<sup>th</sup> January 2011 the Vendor herein agreed to sell and transfer **ALL THAT** his undivided 01/15<sup>th</sup> part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.51,52,000/= (Rupees Fifty One Lakhs and Fifty Two Thousand) only and upon the terms and conditions as contained and recorded therein, free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies whatsoever and/or howsoever.



- O. By the Deed of Conveyance dated 17<sup>th</sup> September 2009 and registered with the ADSR Alipore in Book No. I, CD volume No. 24 in pages 9185 to 9199 being No. 10763 of 2009 the said Gayatri Roy sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided 03/20<sup>th</sup> part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- P. The said Sachinandan Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22<sup>nd</sup> November 2011 leaving behind him surviving his only son Debasis Manna as his only legal heir and/or representative since his wife namely Jharna Manna predeceased him on 09<sup>th</sup> July 2004.
- Q. The said Anima Khan was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 17<sup>th</sup> February 2012 leaving behind her surviving her only son Ashis Khan as her only legal heir and/or representative and the husband of the said Anima Khan namely Sibnath Khan also died on 04<sup>th</sup> March 2021.
- R. By an agreement dated 07<sup>th</sup> January 2011 the Vendor herein agreed to sell and transfer **ALL THAT** his undivided 01/15<sup>th</sup> part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.51,52,000/= (Rupees Fifty One Lakhs and Fifty Two Thousand) only and upon the terms and conditions as contained and recorded therein, free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, tenancies whatsoever and/or howsoever.







3/

**DISTRICT SUB-REGISTRAR-V**  
**SOUTH 24 PGS., ALIPORE**


- 9 OCT, 2021

- S. By an agreement dated 28<sup>th</sup> April 2014 and registered with the ADSR, Alipore in Book No. I, cd volume No. 14 page from 3951 to 4002, being No. 3462 for the year 2004 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the said Bharati Basu, Animesh Manna, Asim Manna, Amiya Mitra, Anita Sarkar, Ashis Khan, Debasis Manna, Sourendra Nath Manna, Amarendra Nath Manna, Kalpana Manna, Sumona Manna and Swastic Projects (P) Ltd. granted the exclusive right of development of the said Premises unto and in favour of **Gopala Enclave Private Limited** (hereinafter referred to as the said **DEVELOPER**) in the manner and upon the terms and conditions as contained and recorded therein.
- T. The Kolkata Municipal Corporation caused to be sanctioned the map or plan bearing No. 2012090031 dated 31<sup>st</sup> July 2012 (hereinafter referred to as the said **PLAN**) for construction of a new building at the said Premises.
- U. 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: -
- i. The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof;
  - ii. The said Premises is free of all encumbrances charges liens lispens attachments trusts mortgages whatsoever and/or howsoever;
  - iii. No prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
  - iv. The said Premises or any part thereof 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.





21  
DISTRICT SUB-REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021

- v. No Notice of Acquisition or Requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Undivided Share to the Purchaser.
- vi. 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.
- vii. The Vendor has not encumbered the said Premises or any part thereof in any manner save and except as herein mentioned.
- viii. 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.
- ix. There are no tenants and/or trespassers and/or occupiers upon any part or portion of the said Premises.
- x. The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- xi. That the recitals of title mentioned hereinbefore are true and factual and the Vendor has not suppressed any facts relating to the title of the said Premises and there are no other incidents relating to the title of the said Premises other than those that are recited hereinabove.
- V. The Purchaser has from time to time made payment of the consideration amount as aforementioned and has now requested the Vendor to sign and execute the deed of conveyance in its favour. 





*[Handwritten Signature]*  
DISTRICT SUB-REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021

**NOW THIS INDENTURE WITNESSETH:**

In pursuance of the said agreement and in consideration of the said sum of Rs. 51,52,000/= (Rupees Fifty One Lakhs and Fifty Two 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) he the Vendor doth hereby acquit release and discharge the Purchaser and the said Undivided Share into or upon the said Premises hereby intended to be 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 01/15<sup>th</sup> part and/or share (hereinafter referred to as the said **UNDIVIDED SHARE** and the same is morefully and particularly described in the **THIRD SCHEDULE** hereunder written) into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) together with the two storied building and other structures lying situate at and/or being municipal premises No. 77, Peary Mohan Roy Road (formerly 75 & 77, Peary Mohan Roy Road), PS. Chetla, Kolkata 700 027 in ward No. 82 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 **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 have 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** the Owners' Allocation belonging to the Vendor in accordance with the said Development Agreement **TOGETHER WITH** all the benefits of the said Plan

sanctio  
pas  
e



*31*  
DISTRICT SUB-REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021

sanctioned by the Kolkata Municipal Corporation **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever to the extent of the said Undivided Share or any part thereof belonging or in anyway 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 reversion or 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 Undivided 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 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 Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever In the manner as aforesaid free of all encumbrances, charges, liens, llopendens, attachments, trusts, mortgages,





tenancies  
the said



3  
DISTRICT SUB-REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021

tenancies, trespass, whatsoever and/or howsoever **BUT SUBJECT HOWEVER** to the said Development Agreement.

2. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows: -


- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to ALL THAT the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages 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 Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents.
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved

defended kept har  
arrear of rate  
howsoever  
predece  
d) THA




2/4  
DISTRICT SUB-REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021

defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them.

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



defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them.

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



3/

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE

- 9 OCT 2021

- g) **THAT**, the Vendor have ceased to have any right title interest claim and/or demand into or upon the said Premises or any 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 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) together with the two storied building and other structures lying situate at and/or being municipal premises No. 77, Peary Mohan Roy Road (formerly 75 & 77, Peary Mohan Roy Road), PS. Chetla, Kolkata 700 027 in ward No. 82 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

- ON THE NORTH:** Partly by common passage and partly by municipal premises No. 73B, Peary Mohan Roy Road;
- ON THE EAST:** By municipal premises No. 9B, Chetla Road;
- ON THE WEST:** Partly by KMC Road named as Peary Mohan Roy Rd. and partly by municipal premises No.79, Peary Mohan Roy Road;
- ON THE SOUTH:** Partly by municipal premises No.79, Peary Mohan Roy Road and partly by Kolkata Improvement Trust Quarters bearing municipal premises No.81/A, Peary Mohan Roy 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**

**(UNDIVIDED SHARE)**

**ALL THAT** the undivided 01/15<sup>th</sup> part and/or share into or upon the said Premises referred to in the First Schedule above i.e. 1365.33 sq. ft. together with all benefits of the Vendor as owner thereof.





3  
DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021



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

**SIGNED SEALED AND DELIVERED**

by the **VENDOR** at Kolkata

in the presence of:

1. *Sisir Mondal*  
with PC. - Subhasgram  
P.S. Boruipur  
Halliokpur  
Kolkata - 147.

2. *Pradeep Roy*  
Alipore Police Court.  
Kolkata - 27

*Asim Manna.*

*Asim Manna.*



**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

1. *Sisir Mondal*

2. *Pradeep Roy*

*[Handwritten signature]*

Left  
Right

*[Handwritten signature]*  
For Swastic Projects Pvt. Ltd.  
Director



Drafted by me  
Hannaprasad Sinha  
Associate  
H&A Count, Calcutta  
Rd. No. WB-966/95



31  
DISTRICT SUB-REGISTRAR  
SOUTH 24 PARGANAS, ALIPORE  
- 9 OCT 2021

RECEIVED of and from the within named  
PURCHASER the within mentioned sum of  
RUPEES FIFTY ONE LAKHS AND  
FIFTY TWO THOUSAND ONLY

RS.51,52,000/=

being the total Consideration in terms  
hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount (Rs.)
07-01-2012	243305	Standard Chartered Bank	3,00,000/=
07-01-2012	243306	Do	3,00,000/=
24-12-2012	004449	Do	4,00,000/=
28-04-2014	007212	Do	52,000/=
03-09-2014	008527	Do	5,00,000/=
03-09-2014	008528	Do	5,00,000/=
03-09-2014	008529	Do	1,00,000/=
19-11-2015	262969	Axis Bank	10,00,000/=
08-10-2021	004399	Kotak Mahindra Bank	19,48,480/=

TDS

51,520/=

(Rupees Fifty One Lakhs and Fifty Two Thousand) only

Rs. 51,52,000/=WITNESSES:

*Sisir Mondal*

*Pradeep Roy*

*Asim Manna*

VENDOR



3  
DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 9 OCT 2021





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 16302002043112/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Asim Manna 77 Peary Mohan Roy Road, City:- , P.O:- Alipore, P.S:-Chetla, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Seller			Asim Manna 09/10/2021
2	Mr Satwic Vivek Ruia 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [Swastic Projects Pvt Ltd ]			 09/10/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Petua Mondal Para O Ruidaspara Mallikpur Baruipur, City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Asim Manna, Mr Satwic Vivek Ruia			Sisir Mondal 09.10.2021

(Rita Lepcha)



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

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

GRN Details

GRN: 192021220093782668  
GRN Date: 06/10/2021 14:11:38  
BRN : 8556115131037  
Gateway Ref ID: 202127905039607  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBlePay Payment Gateway  
BRN Date: 06/10/2021 14:10:59  
Method: State Bank of India New PG  
CC  
Payment Ref. No: 2002043112/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Swastic Projects Private Limited  
Address: 21/2, Ballygunge Place Kolkata 700019  
Mobile: 9831312355  
Depositor Status: Buyer/Claimants  
Query No: 2002043112  
Applicant's Name: Mr Sisir Mondal  
Identification No: 2002043112/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002043112/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	375476
2	2002043112/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	93881
			<b>Total</b>	<b>469357</b>

IN WORDS: **FOUR LAKH SIXTY NINE THOUSAND THREE HUNDRED FIFTY SEVEN ONLY.**





भारत सरकार  
विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANJIV V RUIA

INEX RUIA

1510771994

Payment Account Number

BIZPR8942M

Signature



08/04/2012

*Sanjiv V. Ruiya*

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF ~~Researching the Property~~  
Premises No. 77, Peary Mahan Roy Road  
Kadikuda-97.

इस कतब के अंतर्गत / अंतर्गत कृत्यात्मक कृत्यात्मक / कृत्यात्मक:

सामान्य धर्म/सामान्य, व्यवसायिक/व्यवसायिक  
वैयक्तिक/वैयक्तिक, सामान्य/सामान्य  
व्यक्तिगत/व्यक्तिगत/व्यक्तिगत/व्यक्तिगत,  
व्यक्तिगत/व्यक्तिगत/व्यक्तिगत/व्यक्तिगत,

कॉल: 91-411-045

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

Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sampark Tower, Chhatrapati  
Swaraj Bhavan, Ring Road, Bandra (E),  
Mumbai, India - 411 045  
Tel: 91-20-2721 8000, Fax: 91-20-2721 8981  
e-mail: [custsdl@nsdl.com.in](mailto:custsdl@nsdl.com.in)

भारत सरकार

सर्वोच्च न्यायालय

SATWIC Vvek RUIB

जन्मदिनांक/ DOB: 15/07/1984

लिंग: MALE

3759 4046 5326



আমার আধার, আমার পরিচয়

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF

KYC OF *Purchasing the property*

*Premises NO- 77, Peary Mohan Roy Road  
Kolkata - 27.*

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार, नई दिल्ली-110002  
OFFICE OF THE DIRECTOR GENERAL OF IDENTIFICATION AUTHORITY OF INDIA

Address

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



www.uidai.gov.in

P.O. Box No. 1047,  
Bangaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASIM MANNA  
AMAL KRISHNA MANNA  
15/07/1954

Permanent Account Number  
AZXPM4523C

*Asim Manna*  
Signature



*Asim Manna.*





ভারত সরকার  
Government of India

অসীম মান্না

Asim Manna

পিতা : অমল কৃষ্ণ মান্না

Father : AMAL KRISHNA MANNA

জন্ম সাল / Year of Birth : 1951

পুরুষ / Male



7814 0571 3782

আধার - সাধারণ মানুষের অধিকার



ঠিকানা:

৭৭, পি এম রায় রোড, আলিপুর এইচ  
ও, কোলকাতা, পশ্চিমবঙ্গ, 700027

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address:

77, P.M.ROY ROAD, Alipore H.O,  
Alipore, Kolkata, West Bengal,  
700027

Asim Manna.

7814 0571 3782



1947



www.uidai.gov.in



www.uidai.gov.in







ভাৰতীয় নিৰ্বাচন কমিশন  
 পৰিচয় পত্ৰ  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 JTK0037937



নিৰ্বাচকের নাম : সিলিৰ মন্ডল  
 Elector's Name : Silir Mondal  
 পিতৃৰ নাম : যাদব মন্ডল  
 Father's Name : Jadb Mondal  
 লিংগ / গৈৰ : পুৰ / M  
 জন্ম তাৰিখ / Date of Birth : 05/01/1984

*Sisir Mondal*

JTK3837937

ঠিকানা:  
 পশ্চিম বঙ্গৰ পূব ও কইয়াপাড়া মালিকপুর বাকই পুৰ  
 পূব ২৪ পৰগণা ৭০০১৪

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

Date: 12/05/2007  
 ১০৪-বাকইপুৰ নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰণ  
 আধিকাৰিকৰ স্বাক্ষৰৰ অনুকৃতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 104-Baruiipur Constituency

টিকানা পৰিৱৰ্তন হলে নতুন ঠিকনায় তেওঁৰ লিখি নাম  
 তোলো ও এতিয়ে নতুন পত্ৰ পৰিৱৰ্তনৰ পাওঁতাৰ  
 লৈয়া লিখি কৰে এই পৰিৱৰ্তনৰ নকলটি উঠেব তেনে।  
 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.



पत्र संख्या / PET  
नाम NAME  
SWASTIC



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AADCS5305E



नाम /NAME

SWASTIC PROJECTS PVT LTD

निगमन/बनाने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

*CB Das*

आयकर आयुक्त, प.नं.-XI

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

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF  
KYC OF *Purchasing the property*

*Premises NO. 77, Peary Mohan Roy Road  
Kolkata - 27.*

इस कार्ड के खो / निल जाने पर कृपया जारी करने  
याने प्राधिकारी को सूचित / ध्यान कर दें:  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority:  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



## Major Information of the Deed

No :	I-1630-04423/2021	Date of Registration	26/10/2021
No / Year	1630-2002043112/2021	Office where deed is registered	
Entry Date	05/10/2021 6:12:42 PM	1630-2002043112/2021	
Applicant Name, Address Other Details	Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9748949141, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 51,52,000/-	Rs. 93,86,656/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,75,486/- (Article:23)	Rs. 93,913/- (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:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Peary Mohan Roy Road, Road Zone : (Gobinda Auddy Road Crossing -- Rest) , , Premises No: 77 , , Ward No: 082 Pin Code : 700027

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	1365.33 Sq Ft	51,52,000/-	93,86,656/-	Property is on Road
<b>Grand Total :</b>				3.1289Dec	51,52,000 /-	93,86,656 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Asim Manna</b> Son of Late Amal Krishna Manna 77 Peary Mohan Roy Road, City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AZxxxxxx3C, Aadhaar No: 78xxxxxxx3782, Status :Individual, Executed by: Self, Date of Execution: 09/10/2021 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/10/2021 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Pvt. Residence



Details :

Name,Address,Photo,Finger print and Signature

**Swastic Projects Pvt Ltd**

21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India,  
PIN:- 700019 , PAN No.:: AAxxxxxx5E,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, 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 Projects Pvt Ltd (as Director)

Identifier Details :

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

Identifier Of Mr Asim Manna, Mr Satwic Vivek Ruia

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Asim Manna	Swastic Projects Pvt Ltd-3.12889 Dec

0-2021

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

Presented for registration at 18:45 hrs on 09-10-2021, at the Private residence by Mr Satwic Vivek Ruita ,

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 93,86,656/-

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

Execution is admitted on 09/10/2021 by Mr Asim Manna, Son of Late Amal Krishna Manna, 77 Peary Mohan Roy Road, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service

Indetified 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

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

Execution is admitted on 09-10-2021 by Mr Satwic Vivek Ruita, Director, Swastic Projects Pvt Ltd (Private Limited Company), 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, 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 26-10-2021

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 93,913/- ( A(1) = Rs 93,867/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 93,881/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/10/2021 2:17PM with Govt. Ref. No: 192021220093782668 on 06-10-2021, Amount Rs: 93,881/-, Bank: SBI EPay ( SBlePay), Ref. No. 8556115131037 on 06-10-2021, Head of Account 0030-03-104-001-16



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

Registered in Book - I

Volume number 1630-2021, Page from 173566 to 173596  
being No 163004423 for the year 2021.



Digitally signed by RITA LEPCHA DAS  
Date: 2021.12.03 15:43:14 -08:00  
Reason: Digital Signing of Deed.



(Rita Lepcha) 2021/12/03 03:43:14 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)