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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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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



THIS DEED OF CONVEYANCE is made this 8th day of October Two Thousand and Twenty - One **BETWEEN ASHIS KHAN** (PAN EKAPK9673K & Aadhaar No. 9993 2302 0164) son of Late Sibnath Khan an Indian national, by faith Hindu, by occupation Service, 60/9, Q Road, Haora Corporation, Haora 711 105, PO & PS Dasnagar hereinafter referred to as the **VENDOR** (which term or expression shall

Q-1912589/21

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

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NAME	
ADD.	
Re. <i>[initials]</i>	
- 5 OCT 2021	
SURANJAN MUKHERJEE	
Licentiate Simha Vaidya	
C. E. College	
2 & 3, B. 9, Hazratganj, Calcutta	



V. E. T. L  
3348

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- 5 OCT 2021  
- 5 OCT 2021



V. E. T. L  
3349

Ashis Khan.



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

*[Handwritten address:]*  
Sd/- Mondal  
S/O - Jaday Mondal  
vill+P.O. - Subhasgram  
P.S. Baruipur  
Kallikpur, Kolkata-147.



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



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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.





*[Signature]*  
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- 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 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 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.



*[Handwritten Signature]*  
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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.

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 27<sup>th</sup> August 2012 the Vendor herein with the consent of his father the said Sibnath Khan agreed to sell and transfer **ALL THAT** his undivided 02/35<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



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for the total consideration of Rs.35,00,000/= (Rupees Thirty Five Lakhs) only and upon the terms and conditions as contained and recorded therein, free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, tenancies whatsoever and/or howsoever.

- 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;



for the total consideration of Rs.35,00,000/= (Rupees Thirty Five Lakhs) 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.

- S. By an agreement dated 28<sup>th</sup> April 2014 and registered with the ADSR, Alipore in Book No. 1, 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 lispensens attachments trusts mortgages whatsoever and/or howsoever;





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- 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.
- 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





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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.

**NOW THIS INDENTURE WITNESSETH:**

In pursuance of the said agreement and in consideration of the said sum of Rs.35,00,000/= (Rupees Thirty 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) 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 02/35<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**



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DISTRICT SUB REGISTRAR - V  
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- 8 OCT 2021

**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 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



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*[Signature]*  
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*[Signature]*

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, lispendens, attachments, trusts, mortgages, 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, if  
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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 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







*[Signature]*  
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*[Small mark]*

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 un-obliterated and un-canceled.
- 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: -





*[Signature]*  
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- 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-buttet bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided 02/35<sup>th</sup> part and/or share into or upon the said Premises referred to in the First Schedule above i.e. 1170.29 sq. ft. together with all benefits of the Vendor as owner thereof.







*[Signature]*  
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- 8 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  
vill + P.O. Subhasgram  
P.S. Barcupur  
Mallickpur  
Kolkata-147.

2. Pradeep Roy  
Alipore Police Const.  
Kol-27

*Ashis Khan*

*Ashis Khan*

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**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

1. Sisir Mondal

2. Pradeep Roy

*[Handwritten signature]*

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

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Drafted by me  
Hemant Kumar Sankar  
Advocate  
HIGH COURT, Calcutta  
Ret. No. WB-966/95



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

RECEIVED of and from the withinnamed  
PURCHASER the withinmentioned sum of  
RUPEES THIRTY – FIVE LAKHS ONLY  
being the total Consideration in terms  
hereof and paid in the manner as follows:

RS.35,00,000/=

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount (Rs.)
27-08-2012	003723	Standard Chartered Bank	3,50,000/=
10-11-2012	004247	Do	20,000/=
22-01-2013	004768	Do	40,000/=
22-11-2018	000830	Kotak Mahindra Bank	1,00,000/=
16-06-2020	003090	Do	50,000/=
16-06-2020	003091	Do	50,000/=
19-02-2021	003813	Do	1,00,000/=
19-02-2021	003814	Do	1,00,000/=
24-09-2021	001044	Do	50,000/=
08-10-2021 (Rupees Thirty Five Lakhs) only	004395	Do	<u>26,40,000/=</u> Rs. <u>35,00,000/=</u>

*Ashis Khan.*

WITNESSES:

1. *Sisir Mondal*

2. *Rakesh Roy*

VENDOR





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

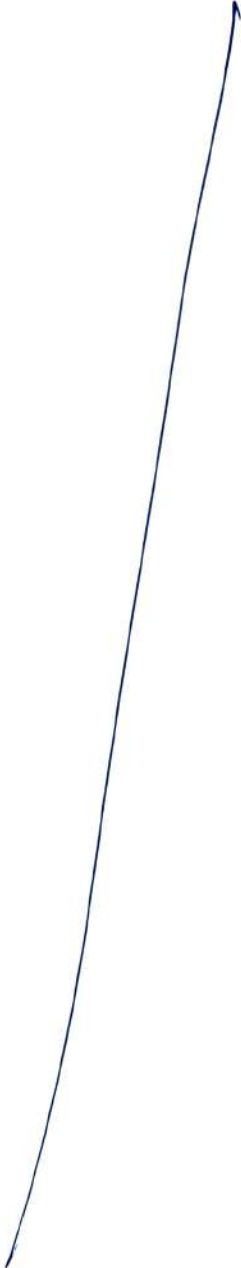
Signature / LTI Sheet of Query No/Year 16302001912589/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Ashis Khan 60/9 Q Road Haora Corporation, City:- Howrah, P.O:- Dasnagar, P.S:- DOMJUR, District:- Howrah, West Bengal, India, PIN:- 711105	Seller			<i>Ashis Khan</i> 8.10.21
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	Representative of Buyer [Swastic Projects Pvt Ltd ]			<i>Satwic Vivek Ruia</i> 08/10/21
SI 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 Ashis Khan, Mr Satwic Vivek Ruia			<i>Sisir Mondal</i> 08.10.2021

*Rita Lepcha*  
(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: 192021220090973988 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 02/10/2021 15:11:36 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2477319694817 BRN Date: 02/10/2021 15:10:30  
Gateway Ref ID: 202127566035272 Method: State Bank of India New PG  
Payment Status: Successful Payment Ref. No: 2001912589/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Swastic Projects Private Limited  
Address: 21/2 Ballygunge Place Kolkata  
Mobile: 9831312355  
Depositor Status: Buyer/Claimants  
Query No: 2001912589  
Applicant's Name: Mr Sisir Mondal  
Identification No: 2001912589/2/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001912589/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	321839
2	2001912589/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	80471
			<b>Total</b>	<b>402310</b>

IN WORDS: FOUR LAKH TWO THOUSAND THREE HUNDRED TEN ONLY.



काई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AADCS5305E



नाम /NAME

SWASTIC PROJECTS PVT LTD

विगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

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

**Note: We do not take any liability or responsibility for  
anything expect the printed details of this document**

*[Signature]*

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME TAX, W.B. - XI

*Purchasing the Property  
Premises No. 77, Peary Mohan -  
Roy Road, Kolkata - 19.*

For Swastic Projects Pvt. Ltd.

*[Signature]*

Director

इस कार्ड के खो / दिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी चौराहा,  
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.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SATWIC V RUIA  
VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature



08082012

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

Note: We do not take any liability or responsibility for anything expect the printed details of this document

Purchasing the property  
Premises No. 77, Peary Mohan Roy Road  
Kolkata - 27,

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस सी एल  
तीसरी मंजिल, सफायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

भारत सरकार

नामिक विवरण कक्षा

Satwik Vivek Ruita

जन्मदिनांक / DOB: 15/07/1994

लिंग / GENDER: MALE



3759 4046 5326

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

Note: We do not take any liability or responsibility for anything except the printed details of this document

আমার আধার, আমার পরিচয়

Purchasing the property  
Premises No. 77, Peary Mohan Roy Road  
Kolkata - 27

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

पता: 21/2, बालीगुंज, कोलकाता - 700019

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



www.uidai.gov.in www.uidai.gov.in

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHIS KHAN

SHIBNATH KHAN

23071976

Permanent Account Number

EKAPK9673K

*Ashis Khan*  
Signature



*Ashis Khan.*

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर सेवक सेवा यूनिट, UTIITSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।  
 পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

**INFORMATION**

Aadhaar is proof of identity, not of citizenship.  
 To establish identity, authenticate online.

আপনার সারা দেশে যান।  
 আপনার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের  
 সময়ক হবে।  
 Aadhaar is valid throughout the country.  
 Aadhaar will be helpful in availing Government  
 and Non-Government services in future.

6369769

*Ashis Khan.*

ভারত সরকার  
 Government of India  
 তথ্যিকভুক্তির আই ডি/Enrollment No.: 2010/19342/29039

To  
 আশিস খাঁ  
 Ashis Khan  
 S/O Sirmath Khan  
 60/9 Q.ROAD  
 Haora Corporation  
 Dasmagar Haora  
 West Bengal 711105

6369769  
 MN063697693DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :  
**9993 2302 0164**  
 আধার - সাধারণ মানুষের অধিকার







ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

JTK3837937



নির্বাচকের নাম : শিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 05/01/1984

Date of Birth

*Sisir Mondal*

JTK3837937

ঠিকানা:

পেটুয়া মণ্ডল পাড়া ও হুইদাসপাড়া মল্লিকপুর বারুই পুর  
দক্ষিণ 24 পরগণা 700147

Address:

Petua Mondal Para O Ruidaspara  
Mallikpur Barul Pur South 24 Parganas  
700147

Date: 12/08/2007

104-বারুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral

Registration Officer for

104-Barulpur Constituency

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

০৫/০১/১৪

eed No :  
Query N  
Query  
App  
&



## Major Information of the Deed

Deed No :	I-1630-04424/2021	Date of Registration	26/10/2021
Query No / Year	1630-2001912589/2021	Office where deed is registered	
Query Date	24/09/2021 7:25:16 PM	1630-2001912589/2021	
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. 35,00,000/-	Rs. 80,45,727/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,21,849/- (Article:23)	Rs. 80,503/- (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	1170.29 Sq Ft	35,00,000/-	80,45,727/-	Property is on Road
<b>Grand Total :</b>				<b>2.6819Dec</b>	<b>35,00,000 /-</b>	<b>80,45,727 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ashis Khan</b> Son of Late Sibnath Khan 60/9 Q Road Haora Corporation, City:- Howrah, P.O:- Dasnagar, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711105 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EKxxxxxx3K, Aadhaar No: 99xxxxxxxx0164, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence

**er Details :**

Name,Address,Photo,Finger print and Signature	
1	<b>Swastic Projects Pvt Ltd</b> 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Satwic Vivek Ruia (Presentant )</b> 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.:: Blxxxxx2M, 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 Baraipur, City:- Baraipur, P.O:- Baraipur, P.S:-Baraipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Ashis Khan, Mr Satwic Vivek Ruia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashis Khan	Swastic Projects Pvt Ltd-2.68191 Dec



07-10-2021

**ertificate 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 80,45,727/-

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

**On 08-10-2021**

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

Presented for registration at 18:00 hrs on 08-10-2021, at the Private residence by Mr Satwic Vivek Ruia ..

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

Execution is admitted on 08/10/2021 by Mr Ashis Khan, Son of Late Sibnath Khan, 60/9 Q Road Haora Corporation, P.O: Dasnagar, Thana: DOMJUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711105, 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 08-10-2021 by Mr Satwic Vivek Ruia, 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 80,503/- ( A(1) = Rs 80,457/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 80,471/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/10/2021 3:15PM with Govt. Ref. No: 192021220090973988 on 02-10-2021, Amount Rs: 80,471/-, Bank: SBI EPay ( SBlePay), Ref. No. 2477319694817 on 02-10-2021, Head of Account 0030-03-104-001-16

**ment of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 3,21,849/- and Stamp Duty paid by Stamp Rs 10/-  
online = Rs 3,21,839/-

Description of Stamp

Stamp: Type: Impressed, Serial no 94577, Amount: Rs. 10/-, Date of Purchase: 05/10/2021, Vendor name: Suranjan Mukherjee

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

Online on 02/10/2021 3:15PM with Govt. Ref. No: 192021220090973988 on 02-10-2021, Amount Rs: 3,21,839/-,

Bank: SBI EPay ( SBlePay), Ref. No. 2477319694817 on 02-10-2021, Head of Account 0030-02-103-003-02



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

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

Registered in Book - I

Volume number 1630-2021, Page from 173077 to 173108  
being No 163004424 for the year 2021.



Digitally signed by RITA LEPCHA DAS  
Date: 2021.12.02 17:52:17 -08:00  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/12/02 05:52:17 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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