

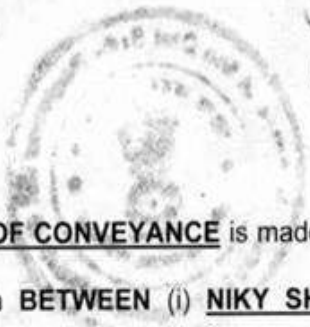
P 04387/19 NC-1059/19

I 00607/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

42AB 449493



THIS DEED OF CONVEYANCE is made this 29 day of November Two Thousand and Nineteen **BETWEEN** (i) **NIKY SHARMA** (PAN ASSPS6192H) wife of Late Naresh Kumar Sharma, Indian National, by faith Hindu by occupation housewife, (ii)

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

District Sub-Register-II
Alipore, South 24-parganas

08 FEB 2021

08 FEB 2021

29/11/19
7.26
0/1754094/19
MV= 48374996/-

192712

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

NAME	
ADD.	
RR.	
26 NOV 2019	
SUKHANWANT KUMAR SARKAR	
LAWYER	
203, R. C. ROAD, KOLKATA	

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Vic. T. G. No - 3835

26 NOV 2019
26 NOV 2019

For Satvic Projects Pvt. Ltd.

[Handwritten signature]
Director

[Handwritten signature]
Vic. T. G. No - 3836
for self and as
constituted attorney
of 'Rohit' Sharma



Vic. T. G. No - 3837

[Handwritten signature]

District Sub-Registrar-III
Alipore, South 24 Parganas

ID - T. G. No - 3838

29 NOV 2019

[Handwritten signature]
S/o. - Jaitav Mondal
Petua Mondal Para o Ruidaspora
Mallikpur Barui pur, South 24 Parg.

ROHIT SHARMA, (PAN FIYPS5741H) son of Late Naresh Kumar Sharma Indian National by faith Hindu by occupation Student and is herein represented by his constituted attorney **Sm. Niky Sharma** (PAN ASSPS6192H) wife of Late Naresh Kumar Sharma, Indian National, by faith Hindu by occupation housewife duly appointed vide power of attorney dated 05th November 2019 authenticated by the Consulate General of India, New York and stamp adjudication done by the Kolkata Treasury Office on 21st November 2019 and (iii) **SALONI SHARMA** (PAN FAUPS2725D) daughter of Late Naresh Kumar Sharma Indian National by faith Hindu by occupation Service all presently residing at No. 16, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North), Kolkata 700 020 PO A. J. C. Bose Road, PS Ballygunge hereinafter collectively referred to as the **VENDOR** (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 each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND SATVIC PROJECTS PRIVATE LIMITED** (PAN AAHCS4891F) 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, P.S. Gariahat, P.O. Ballygunge represented by one of its directors **Mr. Vivek Ruia** (Income Tax PAN ACPPR8539Q) son of Mr. Sheo Kumar Ruia by faith Hindu ^{Indian Citizen} 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 hereof shall be deemed to mean and include its successors, successors – in – interest and assigns) of the **OTHER PART:**

①

WHEREAS:

- A. By an Indenture dated 5th August 1957 and registered with the Sub Registrar, Sealdah in Book No. I, volume No. 32 in pages 233 to 238 being No. 1585 for the year 1957 Lila Mohan Singh Roy sold transferred and conveyed unto and in favour of Satyabati Debi Sharma **ALL THAT** the piece or parcel of land containing by ad-measurement an area of **10 cottahs** be the same a little more or less together with one storied brick built building and all lying situate at and/or being municipal premises No. 16, Chakraberia Road North, Calcutta (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written for the consideration and in the manner as contained and recorded therein.
- B. By an Indenture dated 28th January 1960 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 20 in pages 113 to 118 being No. 427 for the year 1960, the said Satyabati Debi Sharma with the consent and concurrence of Ramgopal Sharma transferred and conveyed unto and in favour Satyabati Debi Sharma and Ramgopal Sharma as trustees **ALL THAT** the said Premises in the manner and upon the conditions as contained and recorded therein.
- C. The said Satyabati Debi Sharma and Ramgopal Sharma constructed a building on the part or portion of the said Premises.
- D. By another Indenture dated 13th July 1973 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 158 in pages 87 to 91 being No. 4121 for the year 1973, the said Satyabati Debi Sharma and the said Ramgopal Sharma revoked the aforementioned trust created by virtue of the Indenture dated 28th January 1960 and transferred and conveyed unto and in favour of



Satyabati Debi Sharma, Ajit Kumar Sharma, Ranjit Kumar Sharma, Pritam Kumar Sharma and Naresh Kumar Sharma **ALL THAT** the said Premises in the manner as contained and recorded therein.

- E. By an another Deed of Trust and Settlement dated 28th June 1993 and registered with the A. D. S. R. Alipore in Book No. I, being No. 2939 of 1993 the said Ranjit Kumar Sharma settled unto and in favour of his mother the said Satyabati Debi Sharma **ALL THAT** the said 1/5th part and/or share into or upon the said Premises and belonging to the said Ranjit Kumar Sharma with the express condition that the said 1/5th share into or upon the said Premises shall be held by the said Satyabati Debi Sharma during her lifetime and upon her death the said 1/5th share into or upon the said Premises shall vest absolutely and forever unto and in favour of his three brothers namely Ajit Kumar Sharma, Pritam Kumar Sharma and Naresh Kumar Sharma, in the manner as contained and recorded therein.
- F. By a Deed of Trust and Settlement dated 28th June 1993 and registered with the A. D. S. R. Alipore in Book No. I, being No. 2940 of 1993 the said Satyabati Debi Sharma settled unto and in her own self **ALL THAT** the said 1/5th part and/or share into or upon the said Premises and belonging to the said Satyabati Debi Sharma with the express condition that the said 1/5th share into or upon the said Premises shall be held by the said Satyabati Debi Sharma during her lifetime and upon her death the said 1/5th share into or upon the said Premises shall vest absolutely and forever unto and in favour of her three sons namely Ajit Kumar Sharma, Pritam Kumar Sharma and Naresh Kumar Sharma, in the manner as contained and recorded therein.
- G. The said Satyabati Debi Sharma died on 25th February 1996.



- H. Pursuance to the demise of the said Satyabati Debi Sharma the said Ajit Kumar Sharma, Pritam Kumar Sharma and Naresh Kumar Sharma became entitled to the said 2/5th part and/or share into or upon the said Premises in accordance with the two Nos. Deed of Gift and Settlement both dated 28th June 1993 as hereinbefore recited.
- I. By a Deed of Gift dated 06th August 2003 and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, volume No. I, in pages 01 to 14 being No. 8538 of 2005 the said Ajit Kumar Sharma transferred and bequeathed unto and in favour of Pritam Kumar Sharma and Naresh Kumar Sharma absolutely and forever **ALL THAT** the undivided 1/3rd part and/or share into or upon the said Premises and belonging to the said Ajit Kumar Sharma in the manner as contained and recorded therein.
- J. The Kolkata Municipal Corporation renamed Chakraberia Road North as Pandit Madan Mohan Malviya Sarani.
- K. The said Pritam Kumar Sharma a Hindu died intestate on 05th June 2012 leaving behind him surviving his wife namely Sheetal Sharma, one son Rakesh Sharma and two daughters namely Shilpi Kothari and Sonal Gogia (Sharma) as his only legal heirs and/or representatives in accordance with the Hindu Succession Act.
- L. By a Deed of Gift dated 29th June 2015 and registered with the District Sub – Registrar – III, Alipore, South 24 Parganas in Book No. I, volume No. 1603 – 2015 in pages 20466 to 20493 Being No. 160304312 for the year 2015 the said Sonal Gogia (Sharma) gave and bequeathed unto and in favour of her brother the said Rakesh Kumar Sharma **ALL THAT** the 1/8th part and/or share into or upon the said Premises and belonging to the said Sonal Gogia (Sharma) in the manner as contained and recorded therein.

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- M. By a Deed of Gift dated 17th July 2015 and registered with the District Sub – Registrar – III, Alipore, South 24 Parganas in Book No. I, volume No. 1603 – 2015 in pages 34216 to 34242 Being No. 160304779 for the year 2015 the said Shilpi Kothari gave and bequeathed unto and in favour of her brother the said Rakesh Kumar Sharma **ALL THAT** the 1/8th part and/or share into or upon the said Premises and belonging to the said Shilpi Kothari in the manner as contained and recorded therein.
- N. Thus the said Naresh Kumar Sharma, Sheetal Sharma and Rakesh Sharma became the absolute owners of the said Premises.
- O. By an Agreement dated 13th April 2018 and registered with the DSR – III, Alipore, South 24 Parganas in Book No. I, volume No. 1603-2018 in pages 51666 to 51715 Being No. 160301684 for the year 2018 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the said Sheetal Sharma, Rakesh Sharma and Naresh Kumar Sharma granted the exclusive right of development of the said Premises unto and in favour of the Purchaser herein therein referred to as the Developer for the consideration and upon the terms and conditions as mentioned therein and in terms thereof the Developer paid an advance amount of Rs.1,00,00,000/= (Rupees One Crore) only to the said Naresh Kumar Sharma, apart from the amounts paid to the said Sheetal Sharma and Rakesh Sharma.
- P. The said Naresh Kumar Sharma died intestate on 26th February 2019 leaving behind him surviving the Vendors herein as his only legal heirs and/or representatives.
- Q. The Vendors do not ordinarily reside in Kolkata and for financial augmentation have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** undivided 50% (one-half) part and/or share into or upon the

land, building and structures comprised in the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) and are morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.4,60,00,000/= (Rupees Four Crores and Sixty Lakhs) only upon the terms and conditions as hereinafter appearing and free of all encumbrances charges, liens, lispensens, attachments, trusts, mortgages, trespass, tenants whatsoever and/or howsoever.

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

- i) The Vendor are seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owners with a marketable title in respect thereof;
- ii) The said Undivided Share is free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, tenancies, trespass, whatsoever and/or howsoever;
- iii) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Undivided Share or any part thereof.
- iv) The said Undivided Share 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 Undivided Share nor is there any bar legal or otherwise in the Vendors selling the said Undivided Share to the Purchaser.
- vi) The freehold interest and/or ownership interest of the Vendors in the said Undivided Share does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendors 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 Vendors for any purpose whatsoever and/or howsoever and all related original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor herself.
- vii) The Vendors have not entered into any other agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.
- viii) All municipal rates taxes and outgoing payable in respect of the said Undivided Share upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Undivided Share upto the date of execution of this deed of conveyance.
- ix) There is no tenant and/or any trespasser and/or any occupier upon any part or portion of the said Undivided Share and the parts of portions of the existing building that has been and always in the exclusive possession and occupation of the Vendors, are in the vacant peaceful and khas possession thereof.
- x) The Vendors do 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, the Vendors have not suppressed any facts relating to the title and status of the said Undivided Share, and there are no other incidents relating to the title and status of the said Undivided Share other than those that are recited hereinabove.
- 

S. The Purchaser has from time to time made payment of the consideration amount as aforementioned and the Vendors have delivered the vacant peaceful and khas possession of the portions of the said Premises that are under their possession and the Purchaser has now requested the Vendors 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.4,60,00,000/= (Rupees Four Crores and Sixty Lakhs) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendors (the receipt whereof the Vendors and each one of them do 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 Vendors do hereby collectively and severally acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed they the Vendors do hereby indefeasibly and forever jointly and severally grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the said Undivided Share morefully and particularly described in the **THIRD SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendors 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** 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 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 Vendors 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, lispendens, attachments, trusts, mortgages, tenants, trespassers.


II. **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER** as

follows: -

①

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors 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 Vendors do hereby profess to transfer subsists and that the Vendors have 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 Vendors 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 Vendors 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 Vendors and/or the predecessors in title of the Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors and each one of them 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 **10 cottahs** be the same little more or less together with the building and other structures standing thereon and lying situate at and/or being municipal

premises No. 16, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North),

Kolkata 700 020 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation

and is butted and bounded in the manner as follows: -

ON THE NORTH: By KMC Road; /

ON THE EAST: Partly by municipal premises No. 15, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North) and partly by municipal premises No. 17, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North);

ON THE WEST: Partly by Common Passage and partly by municipal premises No. 19, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North);

ON THE SOUTH: Partly by municipal premises No. 17, Pandit Madan Mohan Malviya Sarani (Chakraberia Road North) and partly by Common Passage;

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

ALL THAT undivided 50% (one – half) part and/or share into or upon the land (being 05 (five) cottahs), building and structures (being 4500 sq. ft.) comprised in the said Premises referred to in the First Schedule above together with all benefits of the Vendors as owners thereof.

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

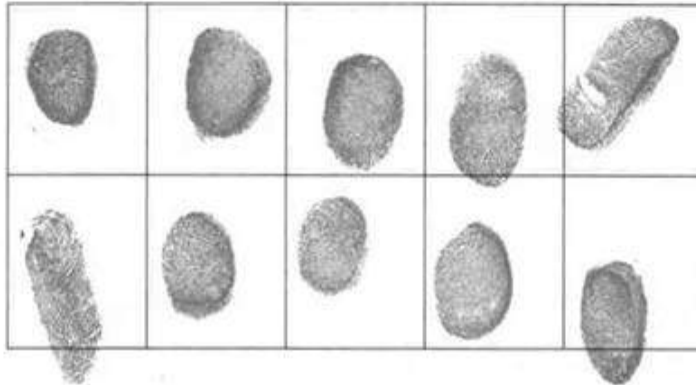
in the presence of:

Maday Talaw
135, B & B Bara Rd
Kolkata 700001

Nirbhay Chatterjee
for self and as constituted
attorney of Rohit Chatterjee

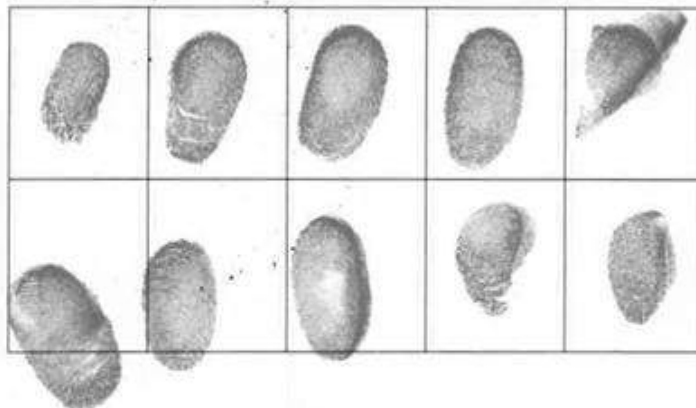
Sisir Mondal
2/2, Ballygunge Place
Kolkata - 19.

Nirbhay Chatterjee
Left
Right



Saloni Banerjee

Saloni Banerjee
Left
Right



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

Jay Talan
Sisir Mondal

[Handwritten signature]

For Satvic Projects Pvt. Ltd.

[Handwritten signature]
Director



Drafted by me
Ratan K. Wita
Advocate
COB/277/83
Alipore Criminal Court
Kolkata - 27

RECEIVED of and from the withinnamed

PURCHASER the withinmentioned sum of

RUPEES FOUR CRORES & SIXTY LAKHS ONLY

RS.4,60,00,000/=

being the total Consideration in terms

hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn on	Amount Rs.	In favour of
12.04.2018	807003	Kotak Mahindra Bank	45,00,000/=	Naresh Kr. Sharma
12.04.2018	807004	Kotak Mahindra Bank	44,75,000/=	- Do -
13.04.2018	807005	Kotak Mahindra Bank	25,000/=	- Do -
		TDS	10,00,000/=	- Do -
13.11.2019	RTGS	Kotak Mahindra Bank	3,63,000/=	Niky Sharma
13.11.2019	RTGS	Kotak Mahindra Bank	3,63,000/=	Rohit Sharma
13.11.2019	RTGS	Kotak Mahindra Bank	3,63,000/=	Saloni Sharma
14.11.2019	RTGS	Kotak Mahindra Bank	72,00,000/=	Niky Sharma
25.11.2019	RTGS	Kotak Mahindra Bank	3,30,000/=	Niky Sharma
25.11.2019	RTGS	Kotak Mahindra Bank	3,30,000/=	Rohit Sharma
25.11.2019	RTGS	Kotak Mahindra Bank	3,30,000/=	Saloni Sharma
27.11.2019	805538	Kotak Mahindra Bank	39,87,000/=	Niky Sharma
27.11.2019	805539	Kotak Mahindra Bank	1,11,87,000/=	Rohit Sharma
27.11.2019	805537	Kotak Mahindra Bank	1,11,87,000/=	Saloni Sharma
		TDS	1,20,000/=	Niky Sharma
		TDS	1,20,000/=	Rohit Sharma
		TDS	1,20,000/=	Saloni Sharma
(Rupees Four Crores and Sixty Lakhs) only			Rs.4,60,00,000/=	

WITNESSES:

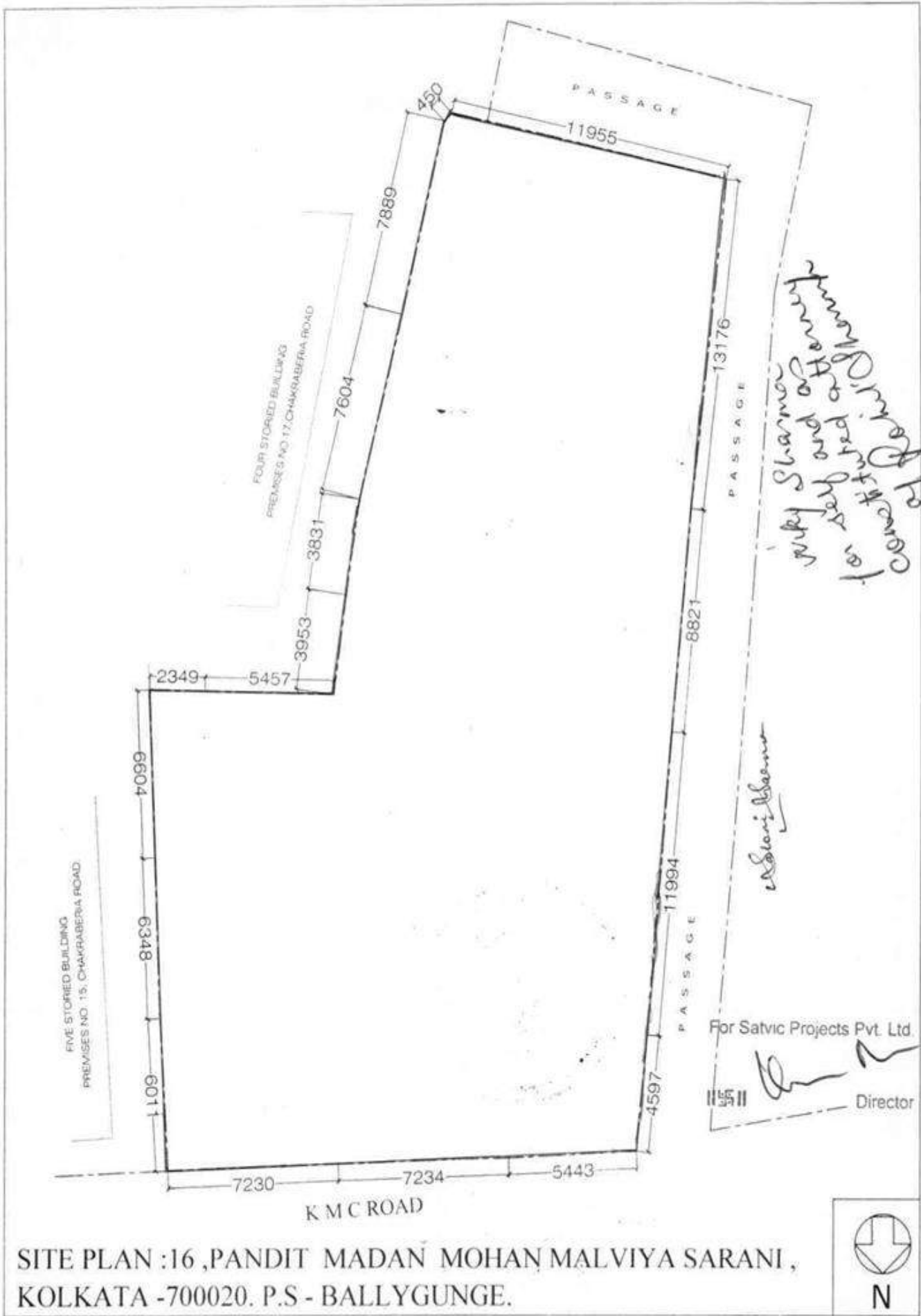
Jedaur Talwar

Wish Mondal

*Niky Sharma
per self and as
constituted attorney of
Rohit Sharma*

Saloni Sharma

VENDOR

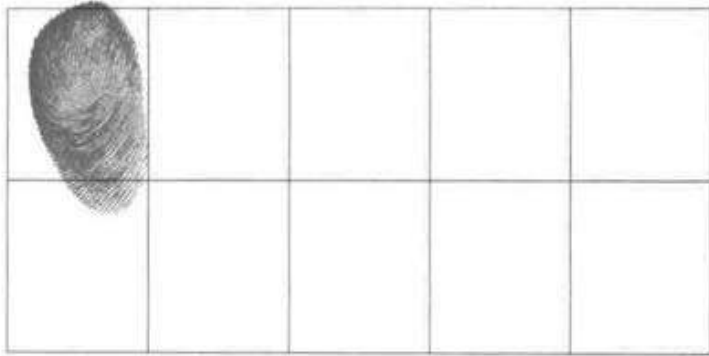


SITE PLAN :16, PANDIT MADAN MOHAN MALVIYA SARANI, KOLKATA -700020. P.S - BALLYGUNGE.



Left

Right



Sisir Mondal

पाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASSPS6192H



नाम /NAME

NIKY SHARMA

पिता का नाम /FATHER'S NAME

CHANDRAKANTA KANTILAL
THACKER

जन्म तिथि /DATE OF BIRTH

21-04-1966

हस्ताक्षर /SIGNATURE

Niky Sharma

Shahi

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

ROHIT SHARMA

NARESH KUMAR SHARMA

17/12/1991

Permanent Account Number

FIYPS5741H

Rohit Sharma

Signature



19/12/2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SALONI SHARMA

NARESH KUMAR SHARMA

29/08/1993

Permanent Account Number

FAUPS2725D


Signature



1307/2013




THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
G.O.F.

Property Registration
Premises No. 16, Pandit Madan Mohan-
Malviya Sarani

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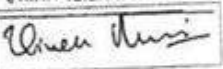
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACPPR8539Q



नाम /NAME
VIVEK RUIA

पिता का नाम /FATHER'S NAME
SHEO KUMAR RUIA

जन्म तिथि /DATE OF BIRTH
21-05-1965

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.सं.-11
COMMISSIONER OF INCOME-TAX, W.B. - II

THIS XEROX IS ATTACHED AND
 GIVE ONLY FOR PURPOSE OF
 KYC OF Property Registration
Premises No. 16, Pandit Madan Mohan
Kalviya Sarani.



इस कार्ड के खो / मिल जाने पर कृपया जारी करने
 वाले प्राधिकारी को सूचित / वापस कर दें
 सहायक आयकर आयुक्त,
 पी-7,
 चौरंगी स्क्वायर,
 कलकत्ता - 700 069.

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



ভাৰতীয় নিৰ্বাচন কমিছন
পশ্চিম পূব
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নিৰ্বাচকৰ নাম : সিল্পিৰ মন্ডল

Electo's Name : Silpi Mondal

পিতৃৰ নাম : জাভ মন্ডল

Father's Name : Jobh Mondal

লিংগ / লিংগ : পুৰ / M

জন্ম তাৰিখ /
Date of Birth : 07/01/1961

JTK3837937

ঠিকনা:
পেতুয়া মন্ডল পৰা ও বইদাসপাৰা মালিকপুৰ বাকুই পূব
বৰিষা 24 পৰগণা 700147

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

Date: 12/08/2007
104-বাকুইপুৰ নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন
অধিকাৰীৰে স্বাক্ষৰ কৰা
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

বিৱৰ্তন কৰিবলৈ হলে নতুন ঠিকনাত ৰোলটোৰ সৈতে নাম
কোলাত ও এই নম্বৰে নতুন সঠিক পৰিচালনা
কৰা নিৰ্বাচনৰ বাবে এই পৰিচালনাৰ নথিটো উল্লেখ কৰা।
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.



Major Information of the Deed

Deed No :	I-1603-00607/2021	Date of Registration	08/02/2021
Query No / Year	1603-0001754094/2019	Office where deed is registered	
Query Date	15/11/2019 5:39:18 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Satwic Vivek Ruia 21/2, Ballygunge Place Kolkata, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4,60,00,000/-	Rs. 4,83,74,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 33,86,270/- (Article:23)	Rs. 4,83,796/- (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:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pandit Madan Mohan Malabya Sarani, , Premises No: 16, , Ward No: 069 Pin Code : 700020

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	5 Katha	4,40,00,000/-	4,49,99,996/-	Property is on Road
Grand Total :				8.25Dec	440,00,000 /-	449,99,996 /-	

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.	20,00,000/-	33,75,000/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 1500 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 : 1500 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 : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4500 sq ft	20,00,000 /-	33,75,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Niky Sharma Wife of Late Naresh Kumar Sharma 16 Pandit Madan Mohan Malviya Sarani Kolkata, Pandit Madan Mohan Malabya Sarani, P.O:- AJC Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxx2H, Aadhaar No: 22xxxxxxxx8811, Status :Individual, Executed by: Self, Date of Execution: 29/11/2019 , Admitted by: Self, Date of Admission: 29/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2019 , Admitted by: Self, Date of Admission: 29/11/2019 ,Place : Pvt. Residence
2	Mr Rohit Sharma Son of Late Naresh Kumar Sharma 16 Pandit Madan Mohan Malviya Sarani Kolkata, Pandit Madan Mohan Malabya Sarani, P.O:- AJC Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: Flxxxxx1H, Aadhaar No: 20xxxxxxxx1895, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Miss Saloni Sharma Daughter of Late Naresh Kumar Sharma 16, Pandit Madan Mohan Malviya Sarani Kolkata, Pandit Madan Mohan Malabya Sarani, P.O:- AJC Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FAxxxxx5D, Aadhaar No: 61xxxxxxxx6038, Status :Individual, Executed by: Self, Date of Execution: 29/11/2019 , Admitted by: Self, Date of Admission: 29/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2019 , Admitted by: Self, Date of Admission: 29/11/2019 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Satvic Projects Pvt Ltd 21/2 Ballygunge Place Kolkata 700019, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Niky Sharma Wife of Late Naresh Kumar Sharma 16 Pandit Madan Mohan Malviya Sarani, P.O:- AJC Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ASxxxxx2H, Aadhaar No: 22xxxxxxxx8811 Status : Attorney, Attorney of : Mr Rohit Sharma

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Vivek Ruia (Presentant) Son of Mr Sheo Kumar Ruia 21/2 Ballygunge Place, 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.:: ACxxxxx9Q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Satvic Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Village - Petua Mondal Para O Ruidas Para, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700147			
Identifier Of Mrs Niky Sharma, Miss Saloni Sharma, Mrs Niky Sharma, Mr Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Niky Sharma	Satvic Projects Pvt Ltd-2.75 Dec
2	Mr Rohit Sharma	Satvic Projects Pvt Ltd-2.75 Dec
3	Miss Saloni Sharma	Satvic Projects Pvt Ltd-2.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Niky Sharma	Satvic Projects Pvt Ltd-1500.00000000 Sq Ft
2	Mr Rohit Sharma	Satvic Projects Pvt Ltd-1500.00000000 Sq Ft
3	Miss Saloni Sharma	Satvic Projects Pvt Ltd-1500.00000000 Sq Ft

On 19-11-2019

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 4,83,74,996/-



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

On 29-11-2019

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

Presented for registration at 19:20 hrs on 29-11-2019, at the Private residence by Mr Vivek Ruia ,.

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

Execution is admitted on 29/11/2019 by 1. Mrs Niky Sharma, Wife of Late Naresh Kumar Sharma, 16 Pandit Madan Mohan Malviya Sarani Kolkata, Road: Pandit Madan Mohan Malabya Sarani, , P.O: AJC Bose Road, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife, 2. Miss Saloni Sharma, Daughter of Late Naresh Kumar Sharma, 16, Pandit Madan Mohan Malviya Sarani Kolkata, Road: Pandit Madan Mohan Malabya Sarani, , P.O: AJC Bose Road, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Service

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, Village - Petua Mondal Para O Ruidas Para, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others

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

Execution is admitted on 29-11-2019 by Mr Vivek Ruia, Director, Satvic Projects Pvt Ltd (Private Limited Company), 21/2 Ballygunge Place Kolkata 700019, Ballygunge Place, 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, Village - Petua Mondal Para O Ruidas Para, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others

Executed by Attorney

Execution by Mrs Niky Sharma, , Wife of Late Naresh Kumar Sharma, 16 Pandit Madan Mohan Malviya Sarani, P.O: AJC Bose Road, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession House wife as the constituted attorney of Mr Rohit Sharma 16 Pandit Madan Mohan Malviya Sarani Kolkata, Road: Pandit Madan Mohan Malabya Sarani, , P.O: AJC Bose Road, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020 is admitted by him

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, Village - Petua Mondal Para O Ruidas Para, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others



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

On 02-12-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,83,796/- (A(1) = Rs 4,83,750/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 4,83,796/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/11/2019 12:00AM with Govt. Ref. No: 192019200097685982 on 23-11-2019, Amount Rs: 4,83,796/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 01125112019SST5048636519 on 25-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,86,270/- and Stamp Duty paid by by online = Rs 33,86,260/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/11/2019 12:00AM with Govt. Ref. No: 192019200097685982 on 23-11-2019, Amount Rs: 33,86,260/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 01125112019SST5048636519 on 25-11-2019, Head of Account 0030-02-103-003-02



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

On 06-12-2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,86,270/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 42AB493, Amount: Rs.10/-, Date of Purchase: 26/11/2019, Vendor name: Suranjan Mukherjee



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

On 08-02-2021

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.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 21428 to 21457

being No 160300607 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.02.10 12:11:11 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2021/02/10 12:11:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)